	67 Welland Ave Toronto Ontario M4T 2H9 Toronto C09 Rosedale-Moore Park Toronto		Sold: \$1,630,000 List: \$1,649,000		
	Taxes: \$10,328.77/2024 Sold Date: 01/25/2025		For: Sale % Dif: 99		
	SPIS: N Last Status: SLD DOM: 4				
	Detached Link: N 2 1/2 Storey Dir/Cross St: St Clair / Mount Pleasant		Fronting On: E Acreage: 20 x 150 Feet Irreg: Rms: 10 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x4x2nd		
MLS#: C11934353 PIN#: 103930364					
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Wood Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.93	x 10.6	
2	Dining	Main	14.96	x 10.01	
3	Kitchen	Main	15.42	x 11.68	
4	Family	Main	16.83	x 12.76	
5	Prim Bdrm	2nd	15.42	x 13.09	
6	2nd Br	2nd	12.4	x 9.68	
7	Den	2nd	12.66	x 11.91	
8	3rd Br	3rd	13.09	x 8.66	
9	4th Br	3rd	12.83	x 8.66	
10	Rec	Lower	15.32	x 14.4	
11	Other	Lower	20.57	x 14.4	
Client Remks: This cherished two and a half storey home with the most charming curb appeal has sadly suffered a small fire in 2024 and as such is being sold in as-is, where-is condition. Through the remediation process following the fire the home was stripped of its kitchen, powder room, flooring, the beautiful trim and much of the interior character which were enjoyed for so many years by the current owner. The bones of this home live on and it await a new beginning under your direction. The owner would like nothing more to see it renovated and loved by another family for multi-generations to come. It is set amongst the most delightful of neighbours in one of the most coveted family neighbourhoods of Toronto, and with gardens that will amaze you come spring, summer and fall. Showings are permitted during daylight hours, and a survey and floor plans are available to help with your plans to revitalize, rejuvenate and reimagine life in this very special detached Moore Park home.					
Extras: Please make an appointment if you wish to walk the lot only. Pad parking is legal for one car, registered with the city.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191					



331 St Clair Ave E
Toronto Ontario M4T 1P3
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$9,899.60/2025 **For:** Sale **% Dif:** 100
Sold Date: 05/01/2025
SPIS: N **Last Status:** SLD **DOM:** 9
 Detached **Fronting On:** S **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 30 x 143 Feet **Washrooms:** 2
Irreg: 1x4, 1x3
Dir/Cross St: Mt.Pleasant/Welland

MLS#: C12097358**PIN#:** 211210185

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: Residential
Fam Rm: Y	Drive: Mutual	Cable TV: Y Hydro: Y
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: None / 0	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Family Room, Fireplace/Stove, Library,	Farm/Agr:
Assessment: POTL: N	Public Transit, Ravine, School	Oth Struct: Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.58	x 9.84	Combined W/Dining	Open Concept	Fireplace
2	Dining	Main	12.4	x 12.11			
3	Kitchen	Main	11.81	x 8.33	B/I Appliances	Closet	
4	Family	Main	12.3	x 17.81	W/O To Deck	O/Looks Garden	
5	Prim Bdrm	2nd	12.86	x 12.14	Closet		
6	Br	2nd	11.94	x 10.17	W/O To Deck	Closet	
7	Br	2nd	9.06	x 8.96			
8	4th Br	Lower	10.25	x 9.25	Above Grade Window	Closet	Vinyl Floor

Client Remks: Where modern sophistication meets timeless comfort. Ready for your personal touches! You'll love the effortless living here at this stunning and meticulously maintained detached home in the prestigious Moore Park neighbourhood. The entrance foyer welcomes with a sense of calm. The main level captivates you with the unique feature of a combined kitchen and family room. Spend the best days and nights enjoying the sun-drenched view onto the extra-deep, south-facing lot, truly the centrepiece of this home. The primary suite offers space for your king-size bed with 2 more bedrooms and a beautifully designed bathroom. The partially finished basement offers another bedroom and a full 3-piece bathroom, perfect for occasional guests, teenager or nanny suite or home-office potential. Outside, enjoy all 4 seasons in the private backyard oasis. 2-car parking accessed thru mutual drive. Located just minutes from top-rated schools including Whitney J.P. and North Toronto Collegiate as well as Private, French and Catholic schools. Nearby Moorevale Park tennis, Kids Playground, Shopping on Bayview Ave & Mt Pleasant, Balfour Ravine walking trail, grocery shop at nearby Farm Boy or Loblaws, TTC is nearby, Amenities galore at walkable Yonge & St Clair with many dining/banking/shopping options. EZ access to Toronto's financial district, Don Valley Parkway, Toronto Hospitals. This home offers the ****best of city living**** in the heart of Toronto.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-530-1080


234 Heath St E
Toronto Ontario M4T 1S9

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$9,520/2024**For:** Sale**Sold:** \$1,750,000**List:** \$1,499,000**Sold Date:** 06/12/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: N**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

28.18 x 120 Feet

Washrooms: 4**Irreg:**

4x3

Dir/Cross St: St Clair Ave E/Mount Pleasant**MLS#:** C12191771**PIN#:** 211230324

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Electric Car Charger, Fenced Yard,
 Fireplace/Stove, Park, Public Transit,
 School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer:
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig:

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.24	x 8.33	Hardwood Floor	Closet	Crown Moulding
2	Living	Main	18.83	x 12.17	Hardwood Floor	Pot Lights	Large Window
3	Dining	Main	14.5	x 11.25	French Doors	Combined W/Kitchen	Hardwood Floor
4	Kitchen	Main	14.5	x 9.25	Stainless Steel Appl	Breakfast Bar	Centre Island
5	Prim Bdrm	2nd	15.26	x 11.75	Hardwood Floor	3 Pc Ensuite	Large Closet
6	2nd Br	2nd	11.68	x 10.24	Window	Closet	Hardwood Floor
7	3rd Br	2nd	11.32	x 10.24	Hardwood Floor	Window	Closet
8	4th Br	Lower	18.83	x 10.33	3 Pc Ensuite	Above Grade Window	Hardwood Floor
9	Office	Lower	8.33	x 8.33	Closet	Hardwood Floor	Pot Lights

Client Remks: Timelessly Charming Residence In Prime Moore Park. Spacious, Stylish & Ready For Family Life. Beautifully Renovated With Contemporary Updates While Retaining Its Classic Appeal. Tastefully Designed Full Bathrooms & Newly-Completed Basement. Warm & Inviting Principal Spaces W/ Elegant Crown Moulding & Abundant Natural Light. Cozy Living Room W/ Large Window, French Door Entrance To Dining Room, Eat-In Kitchen W/ New High-End Appliances. Expansive Primary Suite W/ Barn Door Closet & Ensuite W/ Italian Stone Surround & Curbless Shower. Generously Sized & Bright Bedrooms W/ Shared Bathroom. Contemporary Basement Featuring Large Bedroom W/ Ensuite, 3-Piece Bathroom, Office & Laundry. Backyard Retreat W/ Brand New Interlock Driveway W/ Electric Garage Door & EV Charger, Integrated Landscape Lighting, Stone Patio W/ Fire Table For Outdoor Gatherings & Graceful Enclosed Porch. Smart Home Automation Throughout. Inviting Street Appeal & Welcoming Front Gardens W/ Mature Hedges. Fabulous Location In One Of Torontos Most Sought-After Family Neighbourhoods, Steps To David A. Balfour Park, St. Clair Avenue, Mount Pleasant Village, Excellent Schools, Transit & Premier Amenities.

Extras:**Listing Contracted With:** RE/MAX REALTRON BARRY COHEN HOMES INC.416-223-1818


161 Welland Ave
Toronto Ontario M4T 2J6

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$8,460.86/2025**For:** Sale**Sold:** \$1,795,000**List:** \$1,795,000**Sold Date:** 06/12/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

31.59 x 70.48 Feet

Washrooms: 2**Irreg:**

31.59 X 80.87 X 36.22 X

1x4x2nd, 1x2xBsmt

70.48 Ft


Dir/Cross St: St. Clair E & Welland**MLS#:** C12200350**PIN#:** 103930233

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.34	x 3.67	Hardwood Floor	Closet	Wainscoting
2	Living	Main	15.91	x 12.93	Hardwood Floor	Fireplace	Combined W/Sitting
3	Dining	Main	13.85	x 11.58	Hardwood Floor	O/Looks Living	Wainscoting
4	Kitchen	Main	12.24	x 8.17	Wood Floor	Eat-In Kitchen	Stainless Steel Appl
5	Office	Main	9.51	x 6.76	Hardwood Floor	B/I Bookcase	W/O To Yard
6	Prim Bdrm	2nd	18.41	x 11.42	Hardwood Floor	Double Closet	Window
7	2nd Br	2nd	12.24	x 10.07	Hardwood Floor	Closet	W/O To Deck
8	3rd Br	2nd	12.17	x 10.01	Hardwood Floor	Window	
9	Rec	Lower	14.6	x 13.75	Concrete Floor	Closet	Above Grade Window
10	Br	Lower	8.76	x 6.76	Above Grade Window		
11	Workshop	Lower	11.15	x 10.5	Concrete Floor	B/I Shelves	
12	Laundry	Lower	11.91	x 8.5	Concrete Floor		

Client Remks: Welcome to 161 Welland Avenue, a rare opportunity to own a detached home with a private drive and garage in one of Toronto's most desirable and family-friendly neighbourhoods: Moore Park. Whether you're looking for a stylish first home, downsizing with ease, or investing in long-term value, this home delivers timeless charm, thoughtful updates, and unbeatable location. Directly across from Moorevale Park, enjoy front-row access to tennis courts, a splash pad, playground, and expansive green spacelike having your own additional park-like backyard without the upkeep. Around the corner, you'll find scenic ravine trails, the Brickworks, and Mount Pleasant Cemetery, perfect for weekend strolls. Inside, the main floor is bright and inviting, with classic architectural details, stained and leaded glass, and a wood-burning fireplace. The dining and living rooms flow seamlessly into a kitchen with generous cabinetry, a built-in banquette, and ceiling-mounted speakers. At the rear, an office features custom built-ins and garden views ideal for remote work. Upstairs, three spacious bedrooms include a sun-filled primary overlooking the park. The updated full bathroom offers a marble vanity, custom cabinetry, and hex-tile floors. The lower level includes a cozy rec room, an additional bedroom and bath, laundry, and ample storage with potential to expand the space to suit your needs. The private backyard is a serene retreat with space to entertain, garden, or unwind, and the rare private drive provide parking for 3 cars for convenience and value. Located within the catchment for top-tier public schools including Whitney P.S., OLPH., Deer Park Jr/Sr, and North Toronto C.I., and minutes from elite private options like Branksome Hall, UCC, Greenwood College, and York School. Enjoy quick access to Moore Park Ravine trails, public transit, and a short 15-minute walk to Yonge & St. Clair's shops, dining, and amenities.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



138 Clifton Rd
Toronto Ontario M4T 2G6
Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$9,255.84/2024
Sold Date: 02/27/2025
SPIS: N
Last Status: SLD
DOM: 2

Sold: \$2,025,000
List: \$1,949,999
For: Sale
% Dif: 104

Detached
Link: N
2 1/2 Storey

Fronting On: W
Acreage: < .50
25.92 x 100 Feet
Irreg:
Dir/Cross St: Clifton Rd and Moore Ave

Rms: 9 + 1
Bedrooms: 3 + 1
Washrooms: 2
1x4x2nd, 1x5x2nd

MLS#: C11987133
Assignment: N

PIN#: 211230495
Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat:
Family Room, Fenced Yard,
Fireplace/Stove, Hospital, Park, Place Of
Worship, Public Transit, School

Zoning:
Cable TV: A
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Garden Shed
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.01	x 6.99	Stained Glass
2	Living	Main	17.85	x 11.42	Fireplace
3	Dining	Main	13.48	x 10.76	O/Looks Family
4	Kitchen	Main	22.08	x 8.23	Stainless Steel Appl
5	Family	Main	10.6	x 7.09	Hardwood Floor
6	Prim Bdrm	2nd	11.84	x 9.09	4 Pc Ensuite
7	2nd Br	2nd	14.93	x 10.83	Large Closet
8	3rd Br	2nd	10.93	x 9.25	Hardwood Floor
9	Loft	3rd	29.72	x 8.96	Broadloom
10	Rec	Lower	15.42	x 15.32	Broadloom
11	Utility	Lower	15.58	x 10.07	Concrete Counter

Client Remks: Nestled on one of Moore Parks most picturesque and sought-after streets, this charming detached home blends timeless character with modern updates. Featuring 3.5 bedrooms and 2 beautifully renovated bathrooms, the home has been freshly painted throughout. The spacious rec room in the basement offers endless possibilities whether as a media lounge, playroom, or home office. But the true hidden gem is the backyard, where a private skating rink creates the ultimate winter retreat. Located just minutes from top-rated schools, parks, and local amenities, this is a rare opportunity to own a move-in-ready home in one of Toronto's most desirable neighbourhoods.

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



79 Moore Ave			Sold: \$2,295,000		
Toronto Ontario M4T 1V6			List: \$2,295,000		
Toronto C09 Rosedale-Moore Park Toronto					
Taxes: \$11,373.10/2024		For: Sale		% Dif: 100	
Sold Date: 04/13/2025					
SPIS: N		Last Status: SLD		DOM: 3	
Detached		Fronting On: S		Rms: 7 + 2	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		30 x 120 Feet		Washrooms: 3	
		Irreg:		1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Mount Pleasant / Moore Avenue					

MLS#: C12075130		PIN#: 211230508	
Assignment: N		Fractional Ownership: N	
Kitchens:	1	Exterior:	Brick
Fam Rm:	Y	Drive:	Private
Basement:	Finished	Gar/Gar Spcs:	None / 0
Fireplace/Stv:	Y	Drive Park Spcs:	2
Heat:	Forced Air / Gas	Tot Prk Spcs:	2
A/C:	Central Air	UFFI:	
Central Vac:	N	Pool:	None
Apx Age:	51-99	Prop Feat:	
Apx Sqft:	1100-1500		Family Room, Fireplace/Stove, Library,
Assessment:	POTL: N		Public Transit, Ravine, Rec Centre, School,
POTL Mo Fee:			Wooded/Treed
Laundry lev:	Lower		
		Zoning:	Residential
		Cable TV:	Y Hydro: Y
		Gas:	Y Phone: Y
		Water:	Municipal
		Water Supply:	
		Sewer:	Sewers
		Waterfront:	None
		Retirement:	
		Farm/Agr:	
		Oth Struct:	
		Spec Desig:	Unknown

Topography: Flat					
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.85	x 6.82	Hardwood Floor
2	Living	Main	16.77	x 12.5	Hardwood Floor
3	Dining	Main	12.5	x 10.83	Hardwood Floor
4	Kitchen	Main	11.75	x 8.92	Granite Floor
5	Prim Bdrm	2nd	12.5	x 12.24	Pot Lights
6	2nd Br	2nd	10.24	x 9.68	Crown Moulding
7	3rd Br	2nd	10.24	x 9.58	Crown Moulding
8	Rec	Lower	17.49	x 14.34	Hardwood Floor
9	Laundry	Lower	6.66	x 6.66	Tile Floor
					Stained Glass
					Marble Fireplace
					Walk-Out
					B/I Appliances
					W/I Closet
					Double Closet
					Double Closet
					B/I Bookcase
					B/I Shelves
					2 Pc Bath
					Combined W/Dining
					French Doors
					Breakfast Bar
					Large Window
					O/Looks Garden
					O/Looks Backyard
					3 Pc Bath
					Above Grade Window

Client Remks: Discover refined living at 79 Moore Avenue, a meticulously renovated three-bedroom, three-bathroom residence in prestigious Moore Park. This turnkey home masterfully blends classic charm with modern luxury, creating the perfect sanctuary for today's discerning family. The thoughtfully designed main floor showcases premium hardwood throughout, featuring a sophisticated living room with a wood-burning fireplace, elegant crown molding, and a formal dining room that opens to a private outdoor space. The chef's kitchen, complete with an oversized breakfast bar and garden views, forms the heart of this home. Upstairs, three well-appointed bedrooms include a primary retreat with a designer walk-in closet and abundant natural light. The lower level offers a recreation room with custom built-in shelving and storage, three-piece bathroom, and convenient side entrance with mudroom. The private backyard oasis, featuring mature trees, custom deck, and stone patio, provides the perfect setting for outdoor entertaining. Located in a quiet enclave west of Mount Pleasant, this home enjoys easy access to Toronto's finest schools and walking distance to Yonge & St. Clair. Recreational amenities abound with the Kay Gardner Beltline Trail, David Balfour Park, and Moore Park Tennis Club steps away. This turnkey residence, combining premium finishes with an exceptional location, presents a rare opportunity in one of Toronto's most sought-after neighbourhoods.

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



418 St Clair Ave E		Sold: \$2,435,000
Toronto Ontario M4T 1P5		List: \$2,495,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$12,624.85/2024	For: Sale	% Dif: 98
Sold Date: 06/10/2025		
SPIS: N	Last Status: SLD	DOM: 12
Detached	Fronting On: N	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	24.5 x 135 Feet	Washrooms: 4
	Irreg:	1x2xMain, 2x4x2nd, 1x3xBsmt
Dir/Cross St: Mt Pleasant Rd and St Clair Ave E		

MLS#: C12183084	PIN#: 103930316
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Kitchens: 1	Exterior: Brick	Zoning: RD(f12;d0.6*1397)
Fam Rm: N	Drive: Private	Cable TV: Hydro:
Basement: Finished	Gar/Gar Spcs: Attached / 1	Gas: Phone:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Fireplace/Stove, Grnbelt/Conserv, Library,	Farm/Agr:
Assessment: POTL:	Park, Public Transit, Ravine, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 20.34	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	12.01	x 17.32	Hardwood Floor	Pot Lights	W/O To Deck
3	Kitchen	Main	11.42	x 18.77	Pot Lights	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	10.6	x 12.99	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
5	2nd Br	2nd	11.58	x 16.34	Hardwood Floor	3 Pc Bath	Closet
6	3rd Br	2nd	12.07	x 11.58	Hardwood Floor	3 Pc Bath	Closet
7	4th Br	2nd	14.67	x 18.93	Hardwood Floor	Skylight	Pot Lights
8	5th Br	Lower	12.07	x 18.01	Broadloom	Window	Closet
9	Rec	Lower	10.43	x 14.99	Broadloom	3 Pc Bath	Pot Lights

Client Remks: A contemporary gem in the heart of Moore Park, 418 St. Clair Avenue East is a detached, architect-designed home by celebrated modernist Carmen Corneil, offering refined living in one of Torontos most sought-after neighbourhoods. Located on a quiet block east of Welland, it combines serenity, style, and everyday practicality just steps from ravines, parks, TTC, and top-tier schools including Whitney and OLPH. Inside, light flows beautifully through a tranquil, airy interior that celebrates the connection between indoors and out, most notably in the well-appointed open concept kitchen. A charming, sunny breakfast nook with built-in seating features large windows and a walk-out to the side patio. Open to the dining area and beyond to the sunlit living room with bay window and wood-burning fireplace, the main floor layout is connected and sensible, with great flow throughout. There is another walkout from the dining room to a large deck and landscaped garden. Hardwood floors, curated lighting, and gallery-quality wall space throughout provide the perfect canvas for art and design lovers. For convenience, there is a tucked away powder room off the front entrance, with hooks for coats and a coat closet also present. Upstairs, a skylit staircase leads to a calming primary suite with two sets of closets and a sophisticated ensuite with a large vanity and an oversized glass shower. Two additional well-sized bedrooms enjoy treetop views and a nicely updated bath. An additional bedroom or work from home space is located on the third floor loft, open to below, accessed by a spiral open riser staircase. The lower level adds flexibility with an oversized bedroom, full three-piece bath, large recreation room, laundry, and excellent storage. A private drive, front courtyard, landscaped gardens, and an attached garage offer rare convenience in this tightly held community. A truly special offering in Moore Park. Just move in and enjoy!

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


21 Rose Park Dr
Toronto Ontario M4T 1R2

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$10,765.10/2024**For:** Sale**% Dif:** 107**Sold Date:** 04/03/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: S**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

28 x 116.75 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x4x2nd,
1x2xLower, 1x1xLower**Dir/Cross St:** Inglewood/St Clair Ave E**MLS#:** C12051186**PIN#:** 211230253

Kitchens:	1	Exterior:	Brick	Zoning:	RD(f12;d0.6*1397)
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL:	Place Of Worship, Public Transit, Rec		Oth Struct:	
POTL Mo Fee:		Centre, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.09	x 8.07	Tile Floor	Mirrored Walls	Closet
2	Living	Main	14.01	x 20.08	Hardwood Floor	Electric Fireplace	W/O To Garden
3	Dining	Main	9.32	x 15.75	Hardwood Floor	Large Window	Mirrored Walls
4	Kitchen	Main	11.38	x 10.43	Breakfast Area	Stainless Steel Appl	Double Sink
5	Family	Main	15.09	x 9.58	Skylight	B/I Shelves	Closet Organizers
6	Prim Bdrm	2nd	16.08	x 19.82	Brick Fireplace	4 Pc Ensuite	W/O To Deck
7	2nd Br	Main	14.07	x 10.5	B/I Shelves	4 Pc Bath	W/I Closet
8	3rd Br	Main	8.89	x 9.68	O/Looks Backyard	4 Pc Bath	Closet
9	Rec	Lower	13.75	x 25.16	B/I Closet	2 Pc Bath	Window
10	Other	Lower	7.15	x 6.5	Sauna	2 Pc Bath	Separate Shower
11	Laundry	Lower	4.89	x 5.58	Laundry Sink	2 Pc Bath	Window
12	Utility	Lower	8.5	x 14.24	Tile Floor		

Client Remks: Enjoy a perfect balance of peaceful residential living with urban convenience in this tranquil pocket of Moore Park. Nestled on tree-lined Rose Park Drive, this fantastic three bedroom, detached home sits on a sizable lot with 28 ft of frontage and parking for three cars in the private drive. The impressive sunken living room is the highlight of the home, featuring high ceilings with gorgeous arched windows and sliding doors that easily connect you to nature in the expansive south garden. Combined with the raised dining area and a central fireplace, this layout offers a comfortable, spacious and relaxing heart of the home, with plenty of natural light. Conveniently adjoining the dining area is an updated eat-in kitchen with a bright breakfast area, plus a step down family room which has been converted from the former garage. At the front is a welcoming foyer, with large double coat closet, side door entrance with access to the powder room. Upstairs, the oversized primary bedroom is a beautiful space to relax in. Private deck, plus additional Juliette balcony, along with a five-piece ensuite bath, plenty of closet space and a central decorative fireplace. Two additional bedrooms with large closets are located down the hall, sharing a piece family bathroom. Enjoy a finished lower level, huge recreation room and oversized 8-person sauna to indulge and relax in the comfort of your own home. Whether you choose to move in and enjoy or customize to your heart's desire, this home is filled with incredible possibilities. Excellent in-district schools include top-rated OLPH, Deer Park and North Toronto High, with UCC, BSS, Greenwood and The York School all close by. Walk to scenic Beltline Ravine trails, and the vibrant shops, restaurants, and transit at Yonge & St. Clair. Homes in this pocket do not come up often - this is a rare opportunity to own in one of Toronto's most sought-after neighbourhoods. Don't miss your chance to make this exceptional Moore Park home yours!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



150 Rose Park Dr
Toronto Ontario M4T 1R5
Toronto C09 Rosedale-Moore Park Toronto

Sold: \$2,600,196
List: \$2,499,000

Taxes: \$13,383.05/2024
Sold Date: 04/02/2025
SPIS: N
Last Status: SLD
DOM: 2

For: Sale
% Dif: 104

Detached
Link: N
2-Storey

Fronting On: N
Acreage:
28 x 142.41 Feet
Irreg:

Rms: 7 + 3
Bedrooms: 4 + 1
Washrooms: 4
1x2xGround, 1x4x2nd, 1x3x2nd, 1x2xBsmt

Dir/Cross St: Welland Ave and Rose Park Drive

MLS#: C12051556

PIN#: 211210104

Kitchens: 1	Exterior: Brick	Zoning: Single Family Residential
Fam Rm: Y	Drive: Private	Cable TV: Y Hydro: Y
Basement: Fin W/O	Gar/Gar Spcs: Built-In / 1	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Family Room, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Hospital, Park, Public	Oth Struct:
POTL Mo Fee:	Transit, Ravine, School	Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 20.73	Hardwood Floor	French Doors	W/O To Deck
2	Dining	Main	16.5	x 13.16	Hardwood Floor	Pot Lights	Window
3	Kitchen	Main	12.07	x 20.18	Stainless Steel Appl	Breakfast Area	Large Window
4	Prim Bdrm	Main	17.85	x 13.32	Hardwood Floor	Bay Window	Large Closet
5	2nd Br	Main	10.33	x 15.75	Hardwood Floor	Window	Large Closet
6	3rd Br	Main	9.42	x 15.75	Hardwood Floor	Window	Large Closet
7	4th Br	Main	12.34	x 10.43	Hardwood Floor	Skylight	
8	Family	Bsmt	19.91	x 19	W/O To Patio	Fireplace	B/I Shelves
9	Office	Bsmt	6.59	x 9.84	Laminate	Mirrored Walls	Pot Lights
10	Laundry	Bsmt	4.99	x 9.84	Tile Floor	Laundry Sink	B/I Shelves

Client Remks: Welcome to 150 Rose Park Drive, a detached home in the prestigious Moore Park neighbourhood. This elegant residence blends contemporary charm with ample living space, offering the perfect opportunity to move in and enjoy or reimagine your dream home. Nestled on a picturesque street, this home features beautifully landscaped exteriors. Thoughtful design and ample natural light create a warm, sophisticated ambiance. Throughout, you'll find hardwood floors, high baseboards, and crown moldings. The open-concept layout flows seamlessly from front to back, ideal for entertaining and everyday living. The spacious kitchen, bathed in natural light, features a large workspace, an eat-in breakfast countertop, & space for either a cozy bistro table or a larger dining setup. The dining & living areas are bright & welcoming, with large windows allowing sunlight to pour in, complete with a powder room and a large closet completing this level. Upstairs, a skylight fills the landing with natural light, leading to 4 spacious bedrooms and 2 beautifully renovated bathrooms. The primary suite offers a serene backyard view, generous closet space, and a luxurious ensuite bath. The 2nd bedroom features a large closet that overlooks the charming front garden, while the 3rd bedroom features a large closet and south-facing windows. The versatile 4th bedroom, enhanced by a skylight, can serve as a family room, office, or playroom. A sleek three-piece bathroom with stylish tile finishes completes this floor. The lower level boasts a bright and expansive recreation room with a seamless walkout to the beautifully landscaped backyard, offering endless possibilities for relaxation and entertainment. Whether used as a media lounge, home gym, playroom, or guest suite, this versatile space provides the perfect space for relaxing or entertaining. Ideally located near the downtown core, 150 Rose Park Drive provides easy access to Moorevale Park, and the scenic Beltline Trail.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



190 Bayview Heights Dr
Toronto Ontario M4G 2Z2
 Toronto C11 Leaside Toronto

Sold: \$2,800,000
List: \$2,899,000

Taxes: \$12,267.21/2024

For: Sale

% Dif: 97

Sold Date: 03/05/2025

SPIS: N

Last Status: SLD

DOM: 9

Detached

Fronting On: N

Rms: 9 + 4

Link: N

Acreage: < .50

Bedrooms: 3

2-Storey

50 x 120 Feet

Washrooms: 2

Irreg:

1x2xMain, 1x4x2nd

Dir/Cross St: Bayview & Moore

MLS#: C11985304

PIN#: 103930078

Kitchens:	1	Exterior:	Metal/Side / Wood	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fenced Yard,	Retirement:	
Apx Sqft:	1500-2000		Fireplace/Stove, Park, Public Transit,	Farm/Agr:	
Assessment:	POTL:		School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	21.59	x 6.5	Hardwood Floor	Crown Moulding	2 Pc Bath
2	Dining	Main	31.76	x 13.68	Bay Window	Fireplace	B/I Shelves
3	Living	Main	12.86	x 12.14	Walk-Out	Tile Floor	Mirrored Walls
4	Kitchen	Main	13.16	x 9.78	Bay Window	Breakfast Bar	Custom Backsplash
5	Mudroom	Main	5.12	x 10.1	Hardwood Floor	W/O To Yard	Open Concept
6	Family	Main	31.76	x 13.68	Combined W/Dining	California Shutters	Marble Fireplace
7	2nd Br	Upper	16.21	x 10.63	Crown Moulding	O/Looks Garden	His/Hers Closets
8	3rd Br	Upper	8.37	x 11.19	B/I Bookcase	Large Closet	Hardwood Floor
9	Laundry	Lower	9.68	x 8.63	Crown Moulding	Large Closet	Picture Window
10	Rec	Lower	9.55	x 15.81	Partly Finished	Laundry Sink	Recessed Lights
11			0	0	Concrete Floor	Recessed Lights	Finished
12	Utility	Lower	9.78	x 15.81	Combined	B/I Shelves	Concrete Floor
					W/Workshop		

Client Remks: Bennington Heights, where tree-lined streets, sprawling estate lots, and homes with serious presence define one of Toronto's most exclusive enclaves. It's a neighbourhood where old-world charm meets new-world ambition, and this property offers a rare opportunity for both. Sitting on a generous, flat lot, this warm, well-loved home is move-in ready with three bedrooms, two fireplaces, and a surprisingly spacious family room. The kitchen is a flashback to retro-cool with strawberry red Snaidero International custom Italian cabinetry. An expanded second floor could turn the primary suite into something truly special - a small-scale renovation with big results. But let's be real, many buyers in this area will be eyeing something much bigger. More. More space for living, for a private drive, big garage, and pool. This lot is primed for that grand statement-home, typical of the neighbourhood. Still, don't be too quick to grab the blueprints. The lush, mature gardens might just charm you into keeping things as they are, at least for a little while. There is a mature Tulip Tree that, when in bloom, transports you to other-worldly visual and olfactory pleasures. Frankly, this house is intoxicating. Plus, the location? Unbeatable. Steps from Bennington Heights Elementary, Evergreen Park, playgrounds, tennis courts, and some of the city's best nature trails (...and ask about the secret sledding hill just a snowball's throw away). Quick access to shopping, transit, and major routes makes life here as convenient as it is coveted. Whether you're looking to settle into a classic or create something spectacular, this is a rare chance to secure a spot in one of Toronto's most in-demand pockets. A slower closing is available to accommodate city applications and builder planning. Dream big - or move right in - either way, you win.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-465-7527



9 Noel Ave		Sold: \$3,050,000	
Toronto Ontario M4G 1B2		List: \$2,849,000	
Toronto C11 Leaside Toronto			
Taxes: \$13,762.16/2024		For: Sale	% Dif: 107
Sold Date: 05/07/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Detached	Fronting On: S	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	50 x 103 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x5x2nd, 1x2xLower	
Dir/Cross St: Bayview & Moore			

MLS#: C12114833	PIN#: 103930051
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Kitchens: 1	Exterior: Brick / Other	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: W/O	Gar/Gar Spcs: Other / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Central Vacuum, Family Room, Fenced	Farm/Agr:
Assessment: POTL:	Yard, Fireplace/Stove, Park, Place Of	Oth Struct: Garden Shed
POTL Mo Fee:	Worship, Public Transit, Ravine, School	Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 8.17	Closet	Window	Tile Floor
2	Living	Main	22.34	x 11.25	Combined W/Dining	Fireplace	W/O To Deck
3	Dining	Main	10.93	x 8.6	Combined W/Living	Bay Window	Pass Through
4	Kitchen	Main	12.17	x 10.93	Pass Through	Window	O/Looks Garden
5	Den	Main	10.83	x 9.25	Separate Rm	B/I Bookcase	Hardwood Floor
6	Mudroom	Main	17.65	x 8.17	2 Pc Bath	Closet	W/O To Garden
7	Prim Bdrm	2nd	20.41	x 9.84	W/W Closet	South View	South View
8	Bathroom	2nd	11.84	x 8.99	4 Pc Bath	Soaker	B/I Vanity
9	2nd Br	2nd	20.57	x 11.58	4 Pc Ensuite	W/O To Balcony	Closet
10	3rd Br	2nd	12.83	x 9.68	Closet	North View	Hardwood Floor
11	Bathroom	2nd	7.58	x 7.15	5 Pc Bath	B/I Vanity	Bidet
12	Rec	Lower	19.26	x 9.84	Walk-Out	Sliding Doors	2 Pc Bath

Client Remks: Welcome to 9 Noel Ave, a delightful family home tucked away in highly sought-after Bennington Heights - one of Midtown Toronto's most desirable family-friendly neighbourhoods! Situated on a sunny south-facing lot on a quiet street this detached 2-storey home offers excellent walkability to public transit, shops, grocery stores, and top-rated schools. Bennington Heights Elementary School is just steps away! Ideal for growing families! An inviting front foyer with a hall closet opens into a bright, spacious living room featuring a wood-burning fireplace, large north-facing windows and a walk-out to the rear deck & lush perennial garden. The open concept dining room, with a charming south-facing bay window, easily accommodates a large dining table and includes a pass-through to the kitchen. The kitchen is well laid-out with ample cabinetry & countertop space and is easily accessible from the foyer, dining room and a functional mudroom with a secondary rear entrance & closets. The former built-in garage has been transformed into a versatile storage area with interior access to the mudroom. A convenient 2-piece powder room and a cozy family room/den with built-in bookshelves complete the main level. Upstairs, the bright landing includes a linen closet. The spacious primary bedroom (20'5" x 9'10") features wall-to-wall closets, garden views and a 4-piece ensuite with a soaker tub, bidet and ample space for a make-up vanity. The second bedroom includes two closets, a private 4-piece ensuite bathroom and a walk-out to a sunny south-facing balcony. The third bedroom features a closet and a 5-piece family bath. Finally, the lower level boasts a bright & generous sunken recreation room with sliding glass doors to the rear garden, a large laundry room with utility sink, a 2-piece bathroom and excellent storage. The beautifully landscaped rear garden offers both privacy and tranquility, with access to the main floor deck from the lower and main levels. A true oasis in the city!

Extras:
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191


225 Glenrose Ave
Toronto Ontario M4T 1L1

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$16,852/2024**For:** Sale**Sold:** \$3,130,000**List:** \$3,499,000**Sold Date:** 05/08/2025**% Dif:** 89**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4

2 1/2 Storey

50 x 143 Feet

Washrooms: 3**Irreg:**

1x2xGround, 1x4x2nd, 1x4x3rd

50.06 x 144.88 x 50.06 x

145.23 Geo

Dir/Cross St: Glenrose Ave. x Mt. Pleasant**MLS#:** C12096537**PIN#:** 103930438**Kitchens:**

1

Fam Rm:

Y

Basement:

Part Fin

Fireplace/Stv:

Y

Heat:

Radiant / Other

A/C:

None

Central Vac:

N

Apx Age:

100+

Apx Sqft:

2500-3000

Assessment:**POTL:****POTL Mo Fee:****Laundry lev:****Exterior:**

Brick

Drive:

Lane

Gar/Gar Spcs:

Detached / 0

Drive Park Spcs:

4

Tot Prk Spcs:

5

UFFI:**Pool:**

None

Prop Feat:Cul De Sac, Family Room, Fireplace/Stove,
Park, Public Transit, Ravine, River/Stream,
School**Zoning:****Cable TV:**

Y

Gas:

Y

Water:

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:

None

Retirement:**Farm/Agr:****Oth Struct:**

Garden Shed

Spec Desig:

Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.9	x 16.8	Hardwood Floor	Bay Window	Fireplace
2	Dining	Ground	13.19	x 13.78	Hardwood Floor	Window	
3	Sunroom	Ground	9.91	x 11.48	Hardwood Floor	W/O To Yard	
4	Kitchen	Ground	27.99	x 9.09	Ceramic Floor	W/O To Deck	
5	Bathroom		5.77	x 3.08	2 Pc Bath	Ceramic Floor	
6	2nd Br	2nd	15.72	x 11.29	Hardwood Floor	Window	Closet
7	Sitting	2nd	9.51	x 10.01	Hardwood Floor	W/O To Deck	
8	3rd Br	2nd	15.49	x 10.1	Hardwood Floor	Closet	
9	4th Br	2nd	11.91	x 11.71	Hardwood Floor	Window	
10	Bathroom	2nd	6.99	x 4.99	4 Pc Bath	Ceramic Floor	
11	Br	3rd	13.09	x 14.8	Broadloom	W/I Closet	4 Pc Ensuite
12	Bathroom	3rd	10.7	x 6.69	4 Pc Bath	Ceramic Floor	Window
13	Rec	Bsmt	26.51	x 13.48	Vinyl Floor		
14	Laundry	Bsmt	9.48	x 8.99			
15	Workshop	Bsmt	16.99	x 11.48			

Client Remks: Nestled in the highly sought after Rosedale/Moore Park community, this charming home sits on an outstanding south facing 50 x 145 ft lot, a rare opportunity that virtually never becomes available. Brimming with character and potential, this property offers the perfect canvas for architects, builders, and visionaries looking to create something truly special. Whether you choose to restore its historic charm or design a brand-new masterpiece, the possibilities are endless. With its generous lot size and prime location on a quiet dead end street, this property is a once-in-a-lifetime opportunity to build or renovate in a prestigious neighborhood. Surrounded by tree-lined streets, walking trails, upscale homes, great schools and top-tier amenities close by, it provides the ideal setting for a custom dream home. Don't miss your chance to secure this extraordinary piece of real estate.

Extras:**Listing Contracted With:** ROYAL LEPAGE REALTY PLUS 905-828-6550


**127 Rose Park Dr
Toronto Ontario M4T 1R6**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$16,748.27/2025**For:** Sale**Sold:** \$3,150,000**List:** \$3,175,000**Sold Date:** 05/24/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: E**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 5

2 1/2 Storey

38.75 x 144.75 Feet

Washrooms: 4**Irreg:**1x4x2nd, 1x4x2nd, 1x3x3rd,
1x3xLower**Dir/Cross St:** Mount Pleasant Rd / St. Clair Ave West**MLS#:** C12163910**PIN#:** 211210119

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Abv Grnd	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	Garden Shed
POTL Mo Fee:		Centre, School, Wooded/Treed		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.65	x 11.68	Renovated	Stainless Steel Appl	Eat-In Kitchen
2	Dining	Main	15.09	x 10.01	Hardwood Floor	Plaster Ceiling	French Doors
3	Living	Main	18.41	x 12.83	Hardwood Floor	Fireplace	Crown Moulding
4	Family	Main	14.4	x 12.93	Combined W/Kitchen	Gas Fireplace	Walk-Out
5	Foyer	Main	12.66	x 5.91	Closet	Slate Flooring	
6	Br	2nd	14.99	x 13.09	4 Pc Ensuite	Hardwood Floor	
7	Bathroom	2nd	9.68	x 7.25	Tile Floor	Heated Floor	5 Pc Ensuite
8	2nd Br	2nd	13.75	x 9.74	Hardwood Floor	Closet	
9	3rd Br	2nd	13.25	x 11.42	Hardwood Floor	Closet	
10	4th Br	2nd	11.15	x 9.58	Hardwood Floor	Closet	
11	Bathroom	2nd	7.58	x 7.25	Tile Floor	4 Pc Bath	
12	5th Br	3rd	15.09	x 10.93	Broadloom	3 Pc Ensuite	
13	Bathroom	3rd	8.07	x 4.99	Tile Floor	Separate Shower	Skylight
14	Rec	Lower	20.24	x 10.07	Fireplace		
15	Bathroom	Lower	9.09	x 10.07	3 Pc Bath	Tile Floor	
16	Laundry	Lower	8.6	x 5.15			

Client Remks: Welcome to this very pretty Georgian style family home has 5 bedrooms and 4 bathrooms. This very special family home is located on the much in demand Rose Park Drive in Moore Park. The interior is bright and elegant. The main floor reception with slate floors enjoys a good size reverse staircase. Off the reception is a large and inviting Living room with a large bay window and fireplace. There is a wood burning fireplace with granite surround and hearth. The Living room enjoys side lights and cornice mouldings. The kitchen was renovated in 2015. The eat-in kitchen which is combined with the Family room enjoys hardwood floors. The kitchen has high-end appliances for gourmet cooking. The Family room is an excellent size with built-in shelves and a gas fireplace for cozy nights. From the family is a newer sliding glass door which opens to the very pretty rear garden. The garden is well landscaped with a flowering magnolia tree and a variegated beech tree. In addition there are long flower beds to enjoy. At the end of the garden is the bromine hydro pool swim spa. In the lower level is a games room with tall ceilings, gas fireplace, built-in speakers, extra storage, crawl space under the addition, "Jack and Jill" closets, Laundry room and 3 piece bathroom. The second floor enjoys a newer primary suite addition with cathedral ceilings, a wall of fitted closets, hardwood floors, and a 4 piece ensuite. Additionally on the second level are another three very good sized bedrooms each with closets and all having access to the family room bathroom. The third floor is accessed by the open staircase which leads to a spacious fifth bedroom and its own private three piece bathroom. The private driveway is long enough for three cars and there is a newer heated garage with ample attic storage. Please enjoy this very special family home with an easy walk to schools, park and Yonge and St. Clair. This one is a treat!

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


**30 Bennington Heights Dr
Toronto Ontario M4G 1A6**

Toronto C11 Leaside Toronto

Taxes: \$15,797.35/2024**For:** Sale**% Dif:** 97**Sold Date:** 01/25/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

49.83 x 247.04 Feet

Washrooms: 4**Irreg:**

2x4, 2x3

Dir/Cross St: Heath E & Bennington**MLS#:** C11932281**PIN#:** 103930016

Kitchens:	1	Exterior:	Concrete / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Fin W/O / Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Park, Public	Retirement:	
Apx Sqft:			Transit, Ravine, School, Wooded/Treed	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	26.08	x 15.49	Hardwood Floor	Fireplace	O/Looks Dining
2	Dining	Ground	15.58	x 11.32	Hardwood Floor	W/O To Deck	Combined W/Living
3	Kitchen	Ground	18.08	x 15.75	Hardwood Floor	Renovated	O/Looks Family
4	Family	Ground	21	x 13.25	Hardwood Floor	W/O To Deck	Fireplace
5	3rd Br	Ground	11.09	x 10.6	Hardwood Floor	Closet	O/Looks Frontyard
6	Prim Bdrm	2nd	24.74	x 12.93	O/Looks Ravine	Fireplace	Hardwood Floor
7	2nd Br	2nd	15.68	x 11.52	O/Looks Ravine	Double Closet	B/I Shelves
8	Rec	Lower	20.67	x 18.34	French Doors	Broadloom	W/O To Deck
9	4th Br	Lower	17.16	x 11.75	Broadloom	Double Closet	Window
10	5th Br	Lower	15.91	x 11.15	Broadloom	Double Closet	Window

Client Remks: Welcome to 30 Bennington Heights Drive, one of the few original ravine homes in the exclusive Bennington Heights neighbourhood. Situated on a private lot with beautiful, peaceful views overlooking the Moore Park Ravine. Light-filled living room with vaulted ceiling, built-ins, and wood-burning fireplace. Dining room with views of the ravine through double doors to the back deck. The dining room carries through to the eat-in chef's kitchen/family room with big windows, custom cabinetry, a gas fireplace, and a walkout to the first-floor deck overlooking the ravine. The kitchen also has a pantry for additional storage. Primary bedroom with fireplace, large windows, ensuite and walk-in closet. Second bedroom with custom built-in closet and big windows. Third bedroom/office on the main floor with washroom. Finished lower level with rec. room, cedar closet, fourth and fifth bedrooms, laundry room, work room and an abundance of storage. Walk out to the deck with the hot tub and additional ravine views. Steps from Bennington Heights ES. In-district for Bessborough Drive ES and MS and Leaside HS. Close to many of TO's private schools and minutes from the ravine system and Evergreen Brick Works and the shops and restaurants on Bayview Avenue.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


**61 Bennington Heights Dr
Toronto Ontario M4G 1A8**

Toronto C11 Leaside Toronto

Taxes: \$13,762.16/2024**For:** Sale**Sold:** \$3,350,000**List:** \$3,375,000**Sold Date:** 02/11/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: N**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

36 x 120 Feet

Washrooms: 4**Irreg:**1x5x2nd, 1x4x2nd, 1x2xMain,
1x3xBsmt**Dir/Cross St:** Moore Ave & Bayview Ave**MLS#:** C11942008**PIN#:** 103930062

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apex Age:	31-50	Prop Feat:	Central Vacuum, Fireplace/Stove	Retirement:	
Apex Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.99	x 11.98	Fireplace	W/O To Pool	Hardwood Floor
2	Kitchen	Main	19	x 17.98	Combined W/Dining	Quartz Counter	Hardwood Floor
3	Dining	Main	19	x 17.98	Combined W/Kitchen	Built-In Speakers	Hardwood Floor
4	Foyer	Main	12.99	x 6.99	Marble Floor	Skylight	Closet Organizers
5	Prim Bdrm	2nd	16.5	x 14.99	5 Pc Ensuite	W/I Closet	Pot Lights
6	2nd Br	2nd	14.99	x 8.99	Closet Organizers	Pot Lights	
7	3rd Br	2nd	19.49	x 8.99	Closet Organizers	Pot Lights	
8	4th Br	2nd	15.52	x 8.99	Closet Organizers	Pot Lights	
9	Family	Bsmt	27.99	x 12.99	Wet Bar	Pot Lights	
10	Br	Bsmt	17.98	x 8.99	Closet Organizers	Pot Lights	
11	Laundry	Bsmt	8.01	x 4.99	Laundry Sink	Pocket Doors	Pot Lights

Client Remks: Welcome to Bennington! A Rare Gem nestled in one of the most sought-after neighborhoods, this exceptional home is in a quiet, well established enclave known for its luxury residences and vibrant community. Recently restored to its full glory, this architectural beauty has been transformed into a light-filled sanctuary on a spectacular corner lot. Step inside to discover a meticulously renovated home that blends timeless design with modern sophistication. Complete with large windows in every room, herringbone oak flooring, sleek tiles and fixtures, white marble, skylights, and pot lights. The oversized great room is perfect for family living and entertaining, with a walkout to the private backyard- creating a seamless flow between indoor and outdoor living. Chef's dream kitchen with a Viking range, Jenn-Air Fridge, two dishwashers, quartz counters and custom cabinetry. The palatial primary suite is a true retreat, complete with a pristine 5-piece ensuite with heated floors and soaker tub, large walk-in closet and ensuite laundry. Spacious bedrooms provide ample room for the whole family, offering comfort and privacy. The lower level offers additional living space and is finished to the same caliber. Outside you will find a spectacular, fenced backyard with mature trees and a leafy canopy, stone interlocking and an impressive sized pool. Rarely available full renovation at this price point in this coveted and highly desirable location! A masterpiece! ****EXTRAS**** An impressive full renovation. Direct access to the garage from the house. Wonderful community and great neighbors!

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300


222 Rosedale Heights Dr
Toronto Ontario M4T 1E1
Sold: \$3,350,000**List: \$3,545,000**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$18,799.39/2025**For:** Sale**% Dif:** 94**Sold Date:** 06/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: N**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

65.78 x 82.37 Feet

Washrooms: 2**Irreg:**

1x5x2nd, 1x3xLower

Dir/Cross St: Rosedale Heights Drive & Harper Avenue**MLS#:** C12179753**PIN#:** 103930880

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Heat Pump / Other	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Fenced Yard, Fireplace/Stove, Park, Place		Farm/Agr:	
Assessment:	POTL:	Of Worship, Ravine, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.68	x 8.5	Hardwood Floor	Closet	
2	Kitchen	Main	20.67	x 12.76	Hardwood Floor	O/Looks Dining	Renovated
3	Mudroom	Main	9.15	x 7.74	Slate Flooring	Pot Lights	Built-In Speakers
4	Living	Main	21.49	x 14.01	Fireplace	Hardwood Floor	Pot Lights
5	Dining	Main	16.24	x 10.01	Hardwood Floor	O/Looks Garden	Pot Lights
6	Prim Bdrm	2nd	14.99	x 12.24	Hardwood Floor	Wainscoting	O/Looks Frontyard
7	2nd Br	2nd	12.76	x 12.01	Hardwood Floor	O/Looks Backyard	Double Closet
8	3rd Br	2nd	12.07	x 11.52	Hardwood Floor	O/Looks Frontyard	Double Closet
9	4th Br	2nd	10.83	x 10.43	Hardwood Floor	O/Looks Backyard	Closet Organizers
10	Rec	Lower	28.9	x 11.84	Slate Flooring	Pot Lights	
11	Laundry	Lower	12.07	x 11.91	Slate Flooring	Laundry Sink	Custom Counter
12	Other	Lower	12.76	x 10.07	Slate Flooring	Above Grade Window	

Client Remks: Welcome to 222 Rosedale Heights Drive - where timeless charm meets refined, top-to-bottom renovation in one of Moore Park's most sought-after enclaves. With over 3,300 square feet of total living space, this exceptional 4-bedroom, 2-bathroom home offers a rare blend of scale, warmth, and modern functionality, tailored to today's family lifestyle. The home's impressive width and abundant natural light create an airy, welcoming atmosphere throughout. Carefully curated finishes include wide-plant oak flooring, custom built-ins for effortless storage, and rich slate flooring on the lower level. At the heart of the home lies a true chef's kitchen, featuring premium Fisher & Paykel appliances, a custom-built hood, and the crown jewel: a stunning Lacanche range that effortlessly combines beauty and performance. Indoor and outdoor living are perfectly integrated. Full height French doors extend the living space into a beautifully landscaped rear garden- your private sanctuary for both entertaining and quiet relaxation. A long private driveway leads to a generous detached garage with parking for two cars, a rare and coveted feature in this exceptional neighbourhood. Every inch of this handsome residence has been thoughtfully planned and meticulously maintained. Perfectly positioned on Rosedale Heights Drive - arguably Moore Park's premier street - you're steps from top-rated schools, vibrant community life, and lush green spaces. This is a rare and special opportunity to own a truly turn-key home in one of Toronto's most beloved neighbourhoods.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



41 Rosedale Heights Dr Toronto Ontario M4T 1C2		Sold: \$3,550,000 List: \$3,995,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$14,735/2024	For: Sale	% Dif: 89
Sold Date: 05/15/2025		
SPIS: N	Last Status: SLD	DOM: 77
Detached	Fronting On: S	Rms: 11 + 4
Link: N	Acreage:	Bedrooms: 6
2 1/2 Storey	40 x 90 Feet	Washrooms: 4
	Irreg: corner lot	1x4x2nd, 1x3x2nd, 1x4x3rd, 1x2xLower
Dir/Cross St: St. Clair & Mt Pleasant		

MLS#: C11991493	PIN#: 103930634
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Kitchens: 1	Exterior:	Zoning:
Fam Rm: Y	Stone / Stucco/Plaster	Cable TV: A
Basement: Finished	Drive: Pvt Double	Hydro: Y
Fireplace/Stv: Y	Gar/Gar Spcs: None / 0	Phone: A
Heat: Radiant / Gas	Drive Park Spcs: 2	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 2	Water Supply:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 100+	Pool: None	Waterfront:
Apx Sqft: 2500-3000	Prop Feat:	Retirement:
Assessment: 2024 POTL:	Cul De Sac, Family Room, Fenced Yard,	Farm/Agr:
POTL Mo Fee:	Fireplace/Stove, Park, Ravine, School	Oth Struct: Garden Shed
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 6.07	Heated Floor	Sunken Room	Walk-Out
2	Living	Main	23	x 12.66	Hardwood Floor	Gas Fireplace	Bay Window
3	Sunroom	Main	7.74	x 14.76	Hardwood Floor	Picture Window	O/Looks Garden
4	Dining	Main	8.99	x 14.76	Hardwood Floor	Leaded Glass	O/Looks Garden
5	Kitchen	Main	8.99	x 12.99	Modern Kitchen	Hardwood Floor	South View
6	Family	Main	11.25	x 18.18	Heated Floor	Sunken Room	W/O To Yard
7	Prim Bdrm	2nd	11.25	x 18.18	East View	W/W Closet	4 Pc Ensuite
8	Bathroom	2nd	10.17	x 12.01	Heated Floor	Sw View	Soaker
9	2nd Br	2nd	10.99	x 16.08	Hardwood Floor	Ne View	Closet
10	3rd Br	2nd	13.09	x 10.33	Hardwood Floor	Gas Fireplace	North View
11	4th Br	2nd	8.76	x 10.83	Hardwood Floor	South View	O/Looks Backyard
12	5th Br	3rd	11.15	x 12.01	Hardwood Floor	W/I Closet	East View
13	Br	3rd	15.16	x 7.68	Hardwood Floor	North View	Closet
14	Rec	Bsmt	23.82	x 12.01	Cork Floor	Window	Pot Lights
15	Laundry	Bsmt	7.58	x 8.6	Tile Floor		
16	Other	Bsmt	8.66	x 12.07	Cushion Floor	Window	East View

Client Remks: Step inside this sophisticated and welcoming classic Moore Park home, perfectly situated on a coveted southwest corner lot at the edge of a peaceful cul-de-sac. A six-bedroom center-hall plan, this home is an artful blend of restoration and renovation. Lovingly curated, it reflects a Scandinavian appreciation for simplicity and tradition while offering exceptional functionality for modern family life. With approximately 3,895 sq. ft. of total living space, this residence preserves its 1924 architectural integrity while incorporating contemporary comforts. From the moment you step inside, heated floors in the front entry warmly welcome you. Original millwork, leaded glass, and French doors infuse the home with timeless elegance. The spacious formal living room features a gas fireplace and bay window, while the adjoining sunroom is wrapped in windows and nestled among mature trees offering a serene retreat, perfect for a reading nook or home office. The formal dining room is framed with original wall paneling. The 2017 Bulthaup kitchen is a masterclass in craftsmanship that balances sleek European design with high-end functionality. Adjacent, the sun-filled family room boasts heated floors and a walkout to a fully fenced backyard, where layered perennial gardens create a private urban oasis. Upstairs, well-appointed bedrooms provide flexibility for growing families or home offices. The primary suite is a true retreat, complete with built-in closets and a corner ensuite featuring a soaker tub and heated floors, offering comfort & tranquility. The lowered basement with radiant heated floors offers lots of flex space including storage & laundry. With plumbing rough-in for a sauna, this area is poised to become a bespoke Scandinavian spa. Private driveway with space for 2 cars side by side adds convenience for busy families. Located in the desirable Whitney, NTCl & OLPH school districts. Stroll to local greenspace along the ravine and nearby parks.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-465-7527


20 Moorehill Dr
Toronto Ontario M4G 1A1

Toronto C11 Leaside Toronto

Taxes: \$17,503/2024**For:** Sale**Sold:** \$3,695,000**List:** \$3,695,000**Sold Date:** 05/27/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 18

Detached

Fronting On: S**Rms:** 13**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

54 x 143.73 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x3x2nd, 1x3xLower**Dir/Cross St:** Bennington Heights**MLS#:** C12137916**PIN#:** 103931389**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

Y

Basement:

Fin W/O

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

6-15

Apx Sqft:

2500-3000

Assessment:

\$2,447,000 / 2025

POTL:N **POTL Mo Fee:****Laundry lev:**

Lower

Exterior:

Brick / Stucco/Plaster

Drive:

Private

Gar/Gar Spcs:

Built-In / 1.5

Drive Park Spcs:

2

Tot Prk Spcs:

3

UFFI:

No

Pool:

None

Prop Feat:Cul De Sac, Family Room, Fireplace/Stove,
Park, Public Transit, Ravine, School**Zoning:**

Residential

Cable TV:**Gas:****Hydro:****Water:****Phone:**
Municipal**Water Supply:****Sewer:**

Sewers

Waterfront:**Retirement:**

N

Farm/Agr:**Oth Struct:****Spec Desig:**

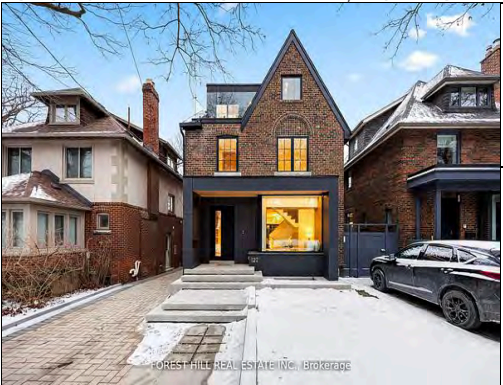
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.88	x 11.12	Concrete Floor	Heated Floor	Floating Stairs
2	Dining	Main	14.83	x 11.84	Hardwood Floor	B/I Shelves	Sunken Room
3	Kitchen	Main	17.32	x 13.68	Concrete Floor	Centre Island	Quartz Counter
4	Family	Main	18.34	x 15.49	Concrete Floor	W/O To Deck	B/I Dishwasher
5	Study	Main	11.25	x 13.12	Hardwood Floor	2 Way Fireplace	South View
6	Mudroom	Main	8.66	x 5.91	Concrete Floor	B/I Shelves	W/O To Garage
7	Prim Bdrm	2nd	19.85	x 15.49	Hardwood Floor	W/I Closet	Gas Fireplace
8	2nd Br	2nd	13.42	x 12.17	Hardwood Floor	4 Pc Ensuite	W/I Closet
9	3rd Br	2nd	12.17	x 11.91	Hardwood Floor	3 Pc Ensuite	W/I Closet
10	Den	2nd	13.32	x 10.99	Hardwood Floor	Window Flr to Ceil	Balcony
11	Rec	Lower	23.16	x 19.16	Broadloom	Walk-Out	B/I Bar
12	4th Br	Lower	11.09	x 10.99	Broadloom	Window	Semi Ensuite
13	Exercise	Lower	10.43	x 9.25	Broadloom	Window	Semi Ensuite
14	Laundry	Lower	11.09	x 5.87	Tile Floor	Stainless Steel Appl	B/I Shelves
15	Cold/Cant	Lower	7.91	x 3.02			

Client Remks: Elegantly tucked away among the tree-lined streets of Bennington Heights, this custom-built 4250 sq foot home is a masterpiece of modern design. Built in the last decade, with upgrades at every turn, 20 Moorehill brings new meaning to an elevated lifestyle. Greeting you upon entry on the main floor are wide open spaces with a row of windows overlooking Moore Park ravine, soaring 11-foot ceilings and concrete heated flooring throughout. The bright and sophisticated chef-inspired kitchen features stainless steel appliances, marble backsplash, quartz countertops and floor-to-ceiling storage seamlessly blending into a spacious family room complete with built-in shelving, a two-way fireplace and walk-out to an almost 200 sq foot deck. Neatly adjacent to this common space is a quiet office with ample views and lush flooring. Step into a discreet and luxurious dining room, an elevated space with built-in shelving, ideal for family gatherings and entertaining. Rounding out the main floor is a chic powder room and a mudroom with easy access to the attached garage. Floating stairs with glass railings lead to the bright second floor, where a common sitting area greets you. The serene primary suite runs the width of the house, offering wide, livable spaces and endless ravine views, accompanied by a dressing room with custom shelving, and an ensuite retreat with a freestanding soaker tub and an oversized walk-in shower with tile bench seating. Two more bedrooms with ensuites and walk-in closets round out the spacious second floor. The lower level offers endless possibilities for entertaining or a family movie night in its oversized recreation room with a walkout to the yard and wet bar, an exercise room, a three-piece bath and a fourth bedroom - perfect as an in-law or nanny suite. Located in the south end of coveted Bennington Heights, in the catchment for Bennington Height PS and close to the well-loved shops and restaurants on Bayview, this is your tree-top oasis in the city.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



	127 Welland Ave			Sold: \$3,750,000
	Toronto Ontario M4T 2J4			List: \$4,195,000
	Toronto C09 Rosedale-Moore Park Toronto			
	Taxes: \$0/2024	For: Sale		% Dif: 89
	Sold Date: 05/09/2025			
	SPIS: Y	Last Status: SLD	DOM: 23	
	Detached	Fronting On: E	Rms: 12	
	Link: N	Acreage:	Bedrooms: 4 + 2	
3-Storey	32.5 x 120 Feet	Washrooms: 5		
	Irreg:	1x3xMain, 1x4x2nd, 1x3x2nd,		
		1x5x3rd, 1x4xBsmt		
Dir/Cross St: St Clair And Mount Pleasant				


MLS#: C12086080	PIN#: 103930295
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Kitchens: 1	Exterior: Brick	Zoning: St Clair & Mount Pleasant
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 3	Gas: Municipal
Heat: Heat Pump / Gas	Tot Prk Spcs: 3	Water:
A/C: Other	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat:	Waterfront:
Apx Sqft: 2500-3000	Family Room, Fenced Yard, Library, Park,	Retirement:
Assessment: POTL:	Public Transit, Ravine, School	Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	12.99	x 11.48	Large Window	Open Concept	3 Pc Bath
2	Dining	Main	16.01	x 12.01	Hardwood Floor	B/I Shelves	Open Concept
3	Living	Main	16.01	x 9.97	Hardwood Floor	W/O To Yard	Open Concept
4	Kitchen	Main	16.99	x 8.99	B/I Appliances	Breakfast Bar	W/O To Yard
5	Prim Bdrm	3rd	18.01	x 9.51	5 Pc Ensuite	His/Hers Closets	W/O To Terrace
6	Office	3rd	8.99	x 8.99	Hardwood Floor	B/I Desk	B/I Shelves
7	2nd Br	2nd	21	x 8.53	3 Pc Ensuite	B/I Desk	B/I Closet
8	3rd Br	2nd	14.01	x 10.99	Hardwood Floor	B/I Closet	O/Looks Garden
9	4th Br	2nd	14.01	x 8.99	Hardwood Floor	B/I Closet	O/Looks Garden
10	Media/Ent	2nd	12.01	x 9.48	Hardwood Floor	Open Concept	Window
11	Laundry	2nd	0	0	Laundry Sink	B/I Shelves	Separate Rm
12	Rec	Lower	21	x 16.99	W/O To Yard	Dry Bar	4 Pc Bath

Client Remks: Welcome to 127 Welland Ave, a beautifully rebuilt detached home in Prime Rosedale-Moore Park. Designed with exceptional craftsmanship, it features chevron floors, white oak walls with brass inlays, intricate mouldings, and porcelain countertops. Modern conveniences include instant hot water, heated lower-level floors, central vac, and a 3-car private driveway with snow melting. This voice-activated smart home boasts Wi-Fi boosters, security cameras, and automated lighting, sound, and climate control. The chefs kitchen is equipped with Miele appliances, an oversized waterfall island, a breakfast bar & more. Sliding doors from the living room open to a landscaped backyard with a large deck and smart irrigation. The primary suite is a luxurious retreat with vaulted ceilings, wood beams, two terraces, his-and-her closets, a dry bar, and a private office. The spa-like ensuite includes a soaker tub, rain shower, and wall hung toilet. Packed with thoughtful details and high-end features for modern living right in the heart of the city close to the finest schools, shops, and amenities. ****EXTRAS**** Steps To The Best Schools, Shops, Restaurants, Parks, Ravines & TTC.

Extras:
Listing Contracted With: FOREST HILL REAL ESTATE INC.416-975-5588



122 Garfield Ave
Toronto Ontario M4T 1G1
Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$17,302.85/2024
Sold Date: 05/16/2025
SPIS: N
Last Status: SLD
DOM: 9

Sold: \$3,900,000
List: \$4,000,000
For: Sale
% Dif: 98
Fronting On: N
Acreage: 40 x 125 Feet
Irreg:
Rms: 8 + 2
Bedrooms: 4
Washrooms: 5
1x2xMain, 1x3x2nd, 1x4x2nd,
1x3x3rd, 1x4xBsmt
Dir/Cross St: Mt Pleasant Rd / St Clair Ave E

MLS#: C12130145

PIN#: 103930726

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.7	x 6.43			
2	Living	Ground	20.14	x 15.45	Bay Window	Hardwood Floor	
3	Dining	Ground	15.19	x 12.34	Plate Rail	Hardwood Floor	
4	Kitchen	Ground	25.26	x 11.55	2 Way Fireplace	Hardwood Floor	Quartz Counter
5	Family	Ground	15.16	x 14.5	Window Flr to Ceil	Hardwood Floor	French Doors
6	Prim Bdrm	2nd	14.01	x 13.75	Ensuite Bath	Hardwood Floor	Large Window
7	2nd Br	2nd	13.78	x 12.14	Hardwood Floor		
8	3rd Br	2nd	12.14	x 9.38	Hardwood Floor		
9	4th Br	3rd	15.91	x 15.26	3 Pc Ensuite	Hardwood Floor	W/I Closet
10	Family	Bsmt	24.64	x 10.86			
11	Laundry	Bsmt	11.75	x 6.73			
12	Workshop	Bsmt	11.55	x 8.89			

Client Remks: Enjoy floor-to-ceiling garden views from the sun-filled kitchen and family room in this beautifully updated home, perfectly tailored for growing families. Located in one of Torontos most coveted neighbourhoods, this spacious residence blends timeless elegance with everyday comfort. A manicured garden and stone walkway lead to a welcoming interior featuring a light-filled living room with gas fireplace, a generous dining area, and a designer kitchen with bright breakfast nook overlooking the lush, fenced backyard. With four well-appointed bedrooms, including a private third-floor retreat with ensuite and a serene, spa-inspired primary suite, theres space for everyone. The finished basement offers a versatile bonus room ideal for a playroom, gym, office, or guest space, plus plenty of storage throughout the home. The backyard is built for entertaining, with a gas hookup for grilling and a cozy fire pit zone. Steps to top-rated schools (Whitney PS & OLPH), ravines, parks, transit, and local shops and restaurants this is a rare opportunity to grow in style. Book your private showing today!

Extras:

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545


**60 Rosedale Heights Dr
Toronto Ontario M4T 1C5**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$17,668/2024**For:** Sale**% Dif:** 100**Sold Date:** 05/09/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: N**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 7

3-Storey

50 x 138 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x3x2nd,
1x3x3rd, 1x2xLower**Dir/Cross St:** Rosedale Heights / MacLennan**MLS#:** C12126184**PIN#:** 103930606

Kitchens:	1	Exterior:	Other / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	
Fireplace/Stv:	Y	Drive Park Spcs:	5	Water:	
Heat:	Radiant / Gas	Tot Prk Spcs:	7	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Park, Public Transit, Ravine, School	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.5	x 6.5	Closet	Linoleum	
2	Living	Main	20.93	x 12.93	Bay Window	Gas Fireplace	Broadloom
3	Dining	Main	16.01	x 12.66	O/Looks Frontyard	Formal Rm	Hardwood Floor
4	Kitchen	Main	11.09	x 10.76	Eat-In Kitchen	2 Pc Bath	O/Looks Garden
5	Study	Main	12.93	x 7.74	B/I Shelves	W/O To Deck	Broadloom
6	Prim Bdrm	2nd	17.32	x 12.93	His/Hers Closets	4 Pc Bath	Broadloom
7	2nd Br	2nd	15.09	x 11.84	O/Looks Garden	Closet	Broadloom
8	3rd Br	2nd	12.93	x 8.92	O/Looks Garden	Bay Window	Broadloom
9	4th Br	2nd	14.34	x 11.15	B/I Shelves	3 Pc Ensuite	Broadloom
10	5th Br	3rd	13.25	x 12.4	W/I Closet	O/Looks Garden	Broadloom
11	Br	3rd	15.49	x 10.33	Closet	O/Looks Garden	Hardwood Floor
12	Br	3rd	16.57	x 8.5	B/I Desk	3 Pc Bath	Skylight
13	Rec	Lower	23	x 13.75	Above Grade Window	2 Pc Bath	Gas Fireplace

Client Remks: Set behind a majestic weeping beech tree that is cherished by Moore Park residents, this stately three storey, seven bedroom family home is being offered to the market for the first time in - wait for it - 65 years! Offering just shy of 3000 square feet above-grade, this grande dame offers a centre hall plan with tall ceiling heights and a gracious, inviting floor plan set to host your family's 65 years of celebrations and milestones ahead. Formal principal spaces flank the centre staircase with glorious proportions and quality fixtures and finishes showcasing the preserved legacy of this home. The living room is expanded into a south-facing bay window and is centered upon gas fireplace. Adjacent to the living room, a study connects to outdoors and the covered terrace that overlooks the incredible gardens beyond it. The kitchen with tandem breakfast room was renovated approximately 15 years ago, and holds a big picture window that overlooks the incredible gardens where children and grandchildren have happily enjoyed playdates with friends, outdoor hockey rinks in the winter, and gardening with their elders in the summer. Stretching 138 feet deep, the lot is extra-deep, private & without large trees that would infringe on potential additions to the home. Seven bedrooms span across the second & third floors, with a large primary suite on the second floor overlooking the lush beech tree in the front garden. The third floor is an amazing retreat for teens with three large bedrooms & an updated three-piece bathroom. Recreation space is enjoyed in the lower level with an expansive kid-zone featuring above-grade windows and a gas fireplace. Set within a short walk to both Whitney Public School and OLPH Catholic School, children walk to and from school with friends in this secure and family orientated community. This jewel of a home has been cherished, preserved, enjoyed & loved & offers a most ideal setting to those looking for their 'forever' family home in Moore Park.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


220 Heath St E
Toronto Ontario M4T 1S9

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$16,938.05/2024**For:** Sale**% Dif:** 95**Sold Date:** 04/02/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: N**Rms:** 10 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

30 x 120 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x3x2nd, 1x3xLower**Dir/Cross St:** Mt Pleasant & St Clair**MLS#:** C12040190**PIN#:** 211230331

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	New	Prop Feat:		Retirement:	N
Apx Sqft:	2500-3000	Family Room, Fireplace/Stove, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, Ravine, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Other
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.01	x 6.43	Heated Floor	Marble Floor	2 Pc Bath
2	Living	Main	16.01	x 14.01	Hardwood Floor	Pot Lights	O/Looks Garden
3	Dining	Main	16.08	x 15.16	Hardwood Floor	2 Way Fireplace	Closet
4	Kitchen	Main	18.57	x 10.33	Hardwood Floor	Centre Island	Modern Kitchen
5	Breakfast	Main	9.09	x 8.43	Hardwood Floor	Pantry	O/Looks Backyard
6	Family	Main	24.34	x 11.68	Hardwood Floor	2 Way Fireplace	Sliding Doors
7	Prim Bdrm	2nd	14.17	x 13.48	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	2nd Br	2nd	12.24	x 10.76	Hardwood Floor	Double Closet	Large Window
9	3rd Br	2nd	12.17	x 10.76	Hardwood Floor	Double Closet	O/Looks Frontyard
10	4th Br	2nd	11.32	x 11.15	Hardwood Floor	Double Closet	O/Looks Frontyard
11	Rec	Lower	21.16	x 20.83	Heated Floor	Built-In Speakers	Large Window
12	5th Br	Lower	13.75	x 11.52	Heated Floor	Double Closet	Large Window
13	Office	Lower	10.5	x 7.97	Heated Floor	Pot Lights	

Client Remks: From the moment you step through the front door, you'll be captivated by the soaring ceilings, stunning white oak herringbone floors, sun-filled and impeccably designed spaces that make this house feel like home. Completed in 2017, this exceptional residence was designed by Peter Higgins Architect, with interior design and construction by Abond Homes. Every detail is exquisite, from the touches of custom walnut millwork, stunning marble and Italian porcelain, breathtaking double-sided fireplace, floor-to-ceiling windows, and thoughtfully custom-designed storage throughout the house - so much storage it will be a challenge to use it all! The open living and dining rooms will take your breath away. The expansive family room seamlessly connects to a dream kitchen that will impress any foodie, equipped with top-of-the-line appliances and luxurious finishes complete with a separate breakfast area. Walkout to the deck and professionally landscaped private yard with a combination of turf, perennial garden, and beautiful beech trees for added privacy; perfect for entertaining or relaxing in style. Busy household? No problem! The coveted side-entrance mudroom is a game-changer, with built-in cubbies and ample storage to keep everything organized and out of sight. Upstairs, an oversized skylight welcomes you to four generously sized bedrooms, including two with ensuite baths and a beautifully appointed family bathroom. The luxurious primary suite features a walk-in closet and a spa-like ensuite, creating the ultimate retreat. For added convenience, there is also a second laundry area! The finished lower level offers grand ceilings and sleek heated high-gloss floors. A massive recreation room provides the perfect space for family and friends to gather, while an additional room is ideal for a home office or gym. A fifth bedroom and a stylish three-piece bathroom complete this inviting space perfect for hosting guests (and keeping them tucked away too!).

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-901-5700



12 Harper Ave		Sold: \$4,050,000
Toronto Ontario M4T 2K9		List: \$4,325,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$16,737.76/2024	For: Sale	% Dif: 94
Sold Date: 04/05/2025		
SPIS: N	Last Status: SLD	DOM: 19
Detached	Fronting On: W	Rms: 9 + 1
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	36.67 x 132 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: Rosedale Heights and Harper Ave.		

MLS#: C12022642	PIN#: 103930786
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Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Mutual	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat:	Retirement:
Apx Sqft: 3500-5000	Electric Car Charger, Family Room, Fenced	Farm/Agr:
Assessment: POTL:	Yard, Fireplace/Stove, Library, Park, Public	Oth Struct: Garden Shed
POTL Mo Fee:	Transit, Ravine	Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.38	x 11.75	Gas Fireplace	French Doors	Hardwood Floor
2	Dining	Main	13.58	x 11.84	Window Flr to Ceil	Hardwood Floor	Wainscoting
3	Family	Main	22.74	x 12.66	Gas Fireplace	2 Pc Bath	W/O To Yard
4	Kitchen	Main	17.49	x 11.84	Centre Island	Window	Renovated
5	Breakfast	Main	16.17	x 8.33	Hardwood Floor	B/I Shelves	Pot Lights
6	Foyer	Main	12.34	x 5.41	Granite Floor	Crown Moulding	Closet
7	Prim Bdrm	2nd	18.57	x 11.75	3 Pc Ensuite	W/I Closet	Pot Lights
8	2nd Br	2nd	11.84	x 10.6	Hardwood Floor	Window	Closet
9	3rd Br	2nd	11.84	x 11.42	Hardwood Floor	Window	Closet
10	4th Br	3rd	13.75	x 16.27	Vaulted Ceiling	3 Pc Ensuite	W/I Closet
11	Rec	Lower	14.67	x 13.48	4 Pc Bath	Pot Lights	Broadloom
12	Office	Lower	12.66	x 9.15	B/I Desk	B/I Shelves	Pot Lights

Client Remks: Situated on one of the loveliest streets in Moore Park, 12 Harper Avenue is an elegant and fully renovated, centre hall home on a private, gorgeous west-facing lot. With a grand total of 3,681 sq ft of living space on all four levels, this well-cared-for home is ready for the next wonderful family to make new memories! Spectacular family home boasts classic features as well as beautiful, modern upgrades and accents throughout. Upon entry, you are greeted with the warmth and comfort of a well-loved home, infused with lots of natural light via many floor-to-ceiling windows and skylights. The main floor features refinished hardwood floors, original leaded glass, several floor-to-ceiling windows and decorative arches, wainscoting, two gas fireplaces, a convenient walk out to the backyard and side entrance, and so much more! The grand family room is 10'3" in height with wall-to-wall windows that overlook the breathtaking backyard oasis. Complete with a gas fireplace, built-in bookshelves and a powder room, this wonderful area is ideal for precious family time. Thoughtfully redesigned in 2020, the private backyard is fabulous for entertaining, relaxing in the hot tub and playing with children on the maintenance-free turf or trampoline. The kitchen and breakfast area are delightful spaces for family and friends to convene for every day living and entertaining. The top two floors house 4 bedrooms and 3 bathrooms, including a large primary bedroom suite with a walk-in closet and a spacious ensuite. On the lower level is another terrific gathering space: a roomy recreation room and an office area with a built-in desk and cabinets. There is also a generously sized laundry room and an abundance of storage. Moore Park is a special close-knit community, and 12 Harper is ideally located on a very quiet and friendly street. Steps To Whitney, OLPH Schools, Ravine and Parks. Minutes to Private Schools, Transit and Downtown (10 mins). EV Charger and Generator for Maximum Convenience.

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995


118 Inglewood Dr
Toronto Ontario M4T 1H5

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$21,366/2024**For:** Sale**Sold:** \$4,068,000**List:** \$4,298,000**Sold Date:** 05/11/2025**% Dif:** 95**SPIS:** Y**Last Status:** SLD**DOM:** 27

Detached

Fronting On: W**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

43.27 x 277.2 Feet

Washrooms: 5**Irreg:**1x2xMain, 2x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** South Of St. Clair, West Of Mount Pleasant**MLS#:** C12081785**PIN#:** 211200109

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	28.35	x 14.24	Fireplace	Hardwood Floor
2	Dining	Main	14.67	x 12.76	Hardwood Floor	
3	Kitchen	Main	20.73	x 13.68	Centre Island	Hardwood Floor 2 Pc Bath
4	Family	Main	16.17	x 11.42	Gas Fireplace	Hardwood Floor O/Looks Ravine
5	Sitting	Main	14.99	x 4.49	Hardwood Floor	O/Looks Ravine
6	Prim Bdrm	2nd	17.75	x 14.24	4 Pc Ensuite	W/I Closet Hardwood Floor
7	2nd Br	2nd	13.68	x 12.5	Closet	Hardwood Floor
8	3rd Br	2nd	13.68	x 12.76	Double Closet	4 Pc Bath Hardwood Floor
9	Family	2nd	23.26	x 23.16	Broadloom	O/Looks Ravine
10	4th Br	3rd	20.73	x 8.5	Closet	Hardwood Floor 3 Pc Bath
11	5th Br	3rd	16.77	x 9.25	Closet	Hardwood Floor
12	Rec	Lower	25.59	x 11.68	4 Pc Bath	Broadloom

Client Remks: Spring is here! 118 Inglewood has been completely redone inside with new light and elegant decor. Please see the new photos below. Elegantly located on a rare 43 by 277 ft. ravine lot with lots a table land with country in the city privacy. On one of Moore Park s most sought after locations due to its convenient access to Yonge and St. Clair. This 3 storey 5-bedroom 5- bathroom home also offers a sublime second floor family room filled with light. The kitchen with island and breakfast room overlooks the large main floor family room, with a wall of windows, a gas fireplace and 12 ft ceilings. The lower level boasts a third recreation room with ensuite, 4-piece bathroom, the lower level also has a combination storage, furnace and laundry room.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED416-925-9191


126 Garfield Ave
Toronto Ontario M4T 1G1

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$17,917.99/2024**For:** Sale**Sold:** \$4,125,000**List:** \$4,250,000**Sold Date:** 04/02/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 10 + 3**Link:** Y**Acreage:** Not Appl**Bedrooms:** 5 + 1

2 1/2 Storey

40 x 125 Feet

Washrooms: 5**Irreg:**1x2xGround, 1x4x2nd, 1x3x2nd,
1x3x3rd, 1x3xBsmt**Dir/Cross St:** Garfield Avenue & Errington Avenue**MLS#:** C12043493**PIN#:** 103930725**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 3000-3500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.43	x 6.33	Stone Floor	Closet	Window
2	Living	Main	20.08	x 16.93	Hardwood Floor	Marble Fireplace	Bay Window
3	Dining	Main	14.34	x 13.75	Hardwood Floor	Wainscoting	Leaded Glass
4	Kitchen	Main	20.83	x 9.74	Renovated	Stone Floor	Stone Counter
5	Family	Main	18.08	x 15.32	Hardwood Floor	Combined W/Br	O/Looks Backyard
6	Prim Bdrm	2nd	18.41	x 13.09	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	13.75	x 11.32	Broadloom	Closet	O/Looks Backyard
8	3rd Br	2nd	13.75	x 11.32	Broadloom	Closet	O/Looks Backyard
9	4th Br	3rd	14.07	x 12.4	Broadloom	Closet	O/Looks Backyard
10	5th Br	3rd	12.5	x 10.83	Broadloom	Closet	O/Looks Backyard
11	Media/Ent	Bsmt	17.26	x 13.75	Broadloom	Pot Lights	Renovated
12	Br	Bsmt	17.85	x 14.99	Stone Floor	Pot Lights	Pot Lights
13	Rec	Bsmt	22.93	x 19.32	Broadloom	Combined W/Office	Pot Lights
14	Laundry	Bsmt	12.01	x 7.51	Stone Floor	Stainless Steel Appl	

Client Remks: Step inside this timeless and elegant home, nestled on one of Toronto's most sought-after streets. Situated in the heart of Moore Park, this is an exquisite residence that exudes classic charm and contemporary sophistication, offering an unparalleled living experience. Boasting 4,638 square feet of beautifully appointed space, this home is ideal for families and those who appreciate refined living. The distinguished exterior, featuring a brick facade and manicured gardens, sets the tone for what lies within - an interior that seamlessly blends traditional craftsmanship and finishes with modern luxury and conveniences. Step inside the gorgeous living room with a marble fireplace and bay window overlooking the front garden and the spacious dining room with high ceilings and wainscoting. The renovated bright kitchen features new stone countertops, stainless steel appliances, and overlooks the open-concept breakfast area and family room. The second floor boasts an expansive primary bedroom with an ensuite and two additional bedrooms. Retreat to the third floor with two more bedrooms or the lower level with a sunken media room, office space, play space, an additional bedroom, and a wine cellar. In a coveted neighbourhood in the Whitney Public School and Our Lady of Perpetual Help school districts, with access to parks and the extensive ravine and walking trails nearby, 126 Garfield Avenue is within walking distance of charming shops, restaurants, and public transit. A rare opportunity to own a stately and sophisticated home in one of Toronto's most desirable enclaves.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


**29 Rosedale Heights Dr
Toronto Ontario M4T 1C2**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$20,979/2024**For:** Sale**Sold:** \$4,200,000**List:** \$4,295,000**Sold Date:** 05/22/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 28

Detached

Fronting On: S**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

50 x 90 Feet

Washrooms: 5**Irreg:**1x2xGround, 1x5x2nd, 1x4x2nd,
1x3x3rd, 1x3xLower**Dir/Cross St:** Mount Pleasant/St Clair**MLS#:** C12102326**PIN#:** 103930637**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 51-99
Apx Sqft: 3000-3500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI: No
Pool: None
Prop Feat: Central Vacuum, Cul De Sac, Family Room,
 Fireplace/Stove, School, Wooded/Treed

Zoning: Residential
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Gazebo
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	17.6	x 7	Stone Floor	Wainscoting	Crown Moulding
2	Living	Ground	14.11	x 12.47	Hardwood Floor	Bay Window	Crown Moulding
3	Dining	Ground	17.06	x 13.02	Hardwood Floor	Wainscoting	Crown Moulding
4	Kitchen	Ground	17.72	x 11.15	Hardwood Floor	Breakfast Area	French Doors
5	Family	Ground	19.36	x 12.53	Hardwood Floor	2 Way Fireplace	French Doors
6	Prim Bdrm	2nd	17.39	x 13.12	Broadloom	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	12.14	x 10.83	Broadloom	Crown Moulding	Closet
8	3rd Br	2nd	12.63	x 10.83	Broadloom	Crown Moulding	Closet
9	4th Br	3rd	17.06	x 12.14	Broadloom	B/I Shelves	Closet
10	5th Br	3rd	16.4	x 12.14	Broadloom	B/I Shelves	Closet
11	Rec	Lower	23	x 11.09	Broadloom	Gas Fireplace	French Doors
12	Br	Lower	11.78	x 9.09	Tile Floor	Closet	Window
13	Laundry	Lower	10.99	x 8.69			

Client Remks: Elegantly situated on a quiet cul-de-sac, this Moore Park home offers over 4,700 square feet of living space, combining classic elegance with modern design. Renovated throughout with elevated features and design, this expansive space is move-in ready in a highly coveted neighbourhood. This bright and wide centre hall is adorned with wainscoting and crown moulding, flowing to a serene, light-filled dining room harmoniously opposite an airy living room with a bay window. A two-way fireplace connects to a modern transitional family room, with French doors overlooking the yard. A bright, modern eat-in kitchen with an upgraded Sub-Zero fridge, Miele dishwasher, Viking stove, range hood, and microwave is adjacent to a perfect butler's pantry. More French doors overlook the stunning, treed, private yard with a built-in BBQ and a fully enclosed gazebo, as well as a jungle gym perfect for family get-togethers and summer entertaining. The second floor offers a serene and elegant master retreat complete with a full 5-piece bath, walk-in closet, and French doors with a Juliette balcony overlooking the yard, as well as a separate balcony space. Two other generous-sized bedrooms and a four-piece bath complete the second floor. The third level offers two more bedrooms, both with built-in shelving and broadloom throughout. The lower level offers additional living space with a combined recreation room/media room with a gas fireplace alongside a stunning 3,500-bottle wine cellar, an additional bedroom perfect as an in-law or nanny suite, laundry, a four-piece bath, and an additional walk-in closet. Quietly sitting in the desirable Whitney Public School and Our Lady of Perpetual Help school districts, this Moore Park gem offers a private and elevated oasis in the heart of the city steps away from both shops, restaurants, and major transit routes, as well as extensive ravines and walking trails.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910


352 Inglewood Dr
Toronto Ontario M4T 1J6

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$13,385.45/2024**For:** Sale**Sold:** \$4,300,000**List:** \$4,595,000**Sold Date:** 03/19/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 27

Detached

Fronting On: S**Rms:** 12 + 6**Link:** N**Acreage:****Bedrooms:** 5

2 1/2 Storey

40 x 105 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x3xBsmt, 1x4x2nd,
1x5x3rd**Dir/Cross St:** Inglewood Drive & Mount Pleasant**MLS#:** C11980632**PIN#:** 103930878

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	Y
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Apx Sqft:	3000-3500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Grnbelt/Conserv, Place Of		Oth Struct:	Garden Shed
POTL Mo Fee:		Worship, Public Transit, Ravine, School		Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.39	x 19.39	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	15.98	x 7.38	Hardwood Floor	W/O To Terrace	Combined W/Family
3	Family	Main	18.08	x 15.03	B/I Shelves	2 Pc Bath	Combined W/Kitchen
4	Kitchen	Main	14.47	x 9.09	Stone Counter	Open Concept	Hardwood Floor
5	2nd Br	2nd	18.04	x 14.83	Hardwood Floor	B/I Closet	B/I Bookcase
6	3rd Br	2nd	18.04	x 12.89	Hardwood Floor	B/I Closet	Large Window
7	4th Br	2nd	11.09	x 11.38	Hardwood Floor	B/I Closet	B/I Bookcase
8	5th Br	2nd	11.38	x 9.28	Hardwood Floor	B/I Closet	B/I Desk
9	Prim Bdrm	3rd	23	x 19.98	Ensuite Bath	W/I Closet	Large Window
10	Media/Ent	Bsmt	12.99	x 10.5	Laminate	3 Pc Bath	
11	Exercise	Bsmt	16.17	x 14.4	Laminate	3 Pc Bath	
12	Rec	Bsmt	19.09	x 13.88	B/I Closet		

Client Remks: Opportunity knocks at 352 Inglewood Drive! Situated on the quietest part of Toronto's most iconic street, where kids play ball hockey and basketball uninterrupted and neighbours get together for evening walks in the ravine. This functional 5 bedroom plan not only provides a peaceful retreat but also offers easy access to parks, the ravine, and top rated public and private schools: Whitney PS, OLPH, Branksome and Deer Park. This side hall plan offers over 3000 square feet of above grade living + a fully finished and functional basement, making it the perfect home for active and growing families. Large principal rooms, an updated kitchen w built in banquette seating, main floor family room with a two-piece bath and walkout to a private, fenced yard. Open House Weekend Feb 22/23 2-4

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000


**305 Inglewood Dr
Toronto Ontario M4T 1J4**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$18,068.20/2024**For:** Sale**% Dif:** 90**Sold Date:** 05/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 29

Detached

Fronting On: N**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

44 x 130 Feet

Washrooms: 5**Irreg:**1x2xMain, 2x4x2nd, 1x3x3rd,
1x3xLower**Dir/Cross St:** St. Clair and Mt Pleasant**MLS#:** C12073182**PIN#:** 103930459

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.76	x 7.84	Hardwood Floor	Wainscoting	
2	Living	Main	24.18	x 19.42	Hardwood Floor	Fireplace	B/I Shelves
3	Dining	Main	18.08	x 13.09	Hardwood Floor	B/I Shelves	French Doors
4	Kitchen	Main	29.17	x 10.99	Heated Floor	Stone Counter	O/Looks Family
5	Family	Main	12.4	x 11.91	French Doors	Pot Lights	W/O To Yard
6	Prim Bdrm	2nd	17.26	x 13.32	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
7	2nd Br	2nd	15.16	x 11.25	Hardwood Floor	Closet	W/O To Deck
8	3rd Br	2nd	12.4	x 9.68	Hardwood Floor	Closet	Window
9	Sitting	3rd	12.24	x 10.93	Hardwood Floor	Skylight	
10	4th Br	3rd	14.67	x 14.07	Hardwood Floor	Closet	Window
11	5th Br	3rd	14.34	x 12.4	Hardwood Floor	W/I Closet	Window
12	Rec	Lower	23	x 12.34	Broadloom	Pot Lights	Above Grade Window
13	Exercise	Lower	20.34	x 12.4	B/I Bar	Above Grade Window	
14	Br	Lower	20.08	x 10.01	Tile Floor	Above Grade Window	

Client Remks: Set on a picturesque corner lot in the heart of Moore Park, this elegant red brick residence offers ~5,000 sq. ft. of generously sized living space. W/ 5+1 bedrms, ~9 ceilings on the main floor, & stunning landscaping by Chloe Phillips, this home is ideal for a growing or upsizing family. Step into a warm, inviting foyer w/ wood wainscoting & hardwood floors, leading to a sunlit dining room with custom built-ins & French doors. The spacious living rm features a cozy fireplace, crown moulding, & expansive windows that flood the home w/ natural light. At the rear of the home, the open-concept kitchen & family rm truly shine. Renovated by Reflect Architecture, the kitchen blends form & function w/ Caesarstone countertops, Miele appliances, a built-in table, & a wall of floor-to-ceiling pantries. A charming bay window creates the perfect breakfast nook, & a walk out to the garden offering seamless indoor-outdoor flow for everyday living & entertaining. Upstairs, the primary suite is a peaceful retreat w/ two walk-in closets & a luxurious ensuite featuring heated floors, a freestanding tub, & walk-in shower. Two additional bedrms share a newly renovated bath, w/ a walkout to a private terrace. The third floor is a true bonus: an ideal teenagers hideaway or guest space, complete w/ two bedrms, a skylit lounge, & a 3-piece bath. The walkout lower level is just as impressive w/ a sprawling recreation rm, fireplace, bar area, gym, & dedicated media space. A flexible rm ideal for storage or a nannys suite adds to the home's versatility, complemented by a full laundry rm, ample closets, & a convenient separate entrance. Outdoors, a private drive & double detached garage offer parking for 4, while the fully fenced garden & interlocking stonework create the perfect city oasis. This rare home balances classic charm w/ modern functionality, just minutes from the ravine trails, top schools, & vibrant amenities of Moore Park.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007


259 Inglewood Dr
Toronto Ontario M4T 1J2

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$21,151.10/2024**For:** Sale**Sold:** \$4,875,000**List:** \$4,895,000**Sold Date:** 01/29/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: N**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 5

2 1/2 Storey

50 x 143.25 Feet

Washrooms: 4**Irreg:** Survey attached.1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xLower**Dir/Cross St:** Mt Pleasant Road / Inglewood Dr**MLS#:** C11932712**PIN#:** 103930444

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	5	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard,	Retirement:	
Apx Sqft:			Fireplace/Stove, Park, Public Transit,	Farm/Agr:	
Assessment:	POTL:		Ravine, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	21.65	x 5.25	Closet	Crown Moulding	2 Pc Bath
2	Living	Main	19.85	x 14.83	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	15.09	x 14.83	W/O To Patio	Crown Moulding	Hardwood Floor
4	Kitchen	Main	17.59	x 15.58	Centre Island	Stainless Steel Appl	Hardwood Floor
5	Family	Main	17.91	x 17.59	Gas Fireplace	W/O To Garden	Hardwood Floor
6	Office	Main	11.91	x 10.6	California Shutters	B/I Shelves	French Doors
7	Prim Bdrm	2nd	17.59	x 13.58	W/I Closet	5 Pc Ensuite	Vaulted Ceiling
8	2nd Br	2nd	15.42	x 11.68	Closet	O/Looks Garden	Broadloom
9	3rd Br	2nd	14.83	x 13.91	Closet	O/Looks Frontyard	Broadloom
10	4th Br	2nd	14.01	x 10.33	Closet	O/Looks Frontyard	Broadloom
11	Br	3rd	25.98	x 15.42	Vaulted Ceiling	B/I Shelves	Broadloom
12	Rec	Lower	21.42	x 18.67	W/I Closet	3 Pc Bath	Above Grade Window

Client Remks: Perched above the fabulous streetscape of Inglewood Drive, this charming and inviting five bedroom family home awaits its next family. Offering over 3500 square feet of interior space above-grade with a floor plan that offers commanding scale, tall ceilings, and the benefit of a two-storey rear addition. The large foyer branches to the grand formal principal spaces of the living and dining rooms, a concealed main floor office, and the ever-coveted kitchen/family room combination at the rear of the home. With ceiling heights consistently reaching over nine feet on the main floor, the home has an enlarged sense of space and grandeur. Connections to the private and oversized garden are accessed from both the family room and the dining room, with steps out to the stone terrace, the driveway and garage, and further to the landscaped rear gardens. On the second floor a large landing connects to four large bedrooms including the primary suite which is within the addition at the rear of the home. It has vaulted ceilings, two Juliette balconies, two walk-in closets, a separate double closet and as well a five-piece ensuite bathroom. The other three bedrooms on this level all have closets, tree-lined views, and share access to the four-piece family bathroom. On the third floor, the loft-like space has been used as a home office, a bedroom and a guest suite in the past. It has supplementary ductless air conditioning and a gas fireplace (one of three in the house!) to effectively balance temperatures in all seasons. The lower level holds a large recreation room, a laundry room with loads of storage, a three-piece bathroom, and then three walk-in closets with a huge amount of storage (and space for your 13-foot blow-up Santa which is obviously included). This home underwent a full-scale renovation in 1997 and offers a truly wonderful floor plan for active families to enjoy within the enviable surroundings of Moore Park.

Extras: Walk to Whitney PS and OLPH. Cross the bridge to Summerhill Market and boutique shops on Summerhill. Minutes to downtown, St. Clair centre, ravine trails, and local parks.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



72 Rosedale Heights Dr		Sold: \$5,300,000
Toronto Ontario M4T 1C5		List: \$5,495,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$23,678.33/2024	For: Sale	% Dif: 96
Sold Date: 05/26/2025		
SPIS: N	Last Status: SLD	DOM: 6
Detached	Fronting On: N	Rms: 13 + 5
Link: N	Acreage:	Bedrooms: 5 + 3
3-Storey	50.06 x 139.75 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x4xLower, 1x4x2nd, 1x5x2nd, 1x4x3rd
Dir/Cross St: Mt Pleasant & St Clair Ave		

MLS#: C12159958		PIN#: 103930603	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Drive:	Cable TV:	Hydro:
Basement: Finished	Gar/Gar Spcs: Detached / 1	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:	Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 4	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft: 3500-5000	Family Room, Fireplace/Stove	Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Spec Desig: Unknown	
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 72 Rosedale Heights Drive, an exceptional residence in prime Moore Park. Ideally positioned on a stunning 50 x 140 foot lot, this thoughtfully designed family home offers generous living space both inside and out. The beautifully landscaped front and rear gardens frame a picture-perfect facade, while a private driveway and detached garage add everyday convenience. The main floor offers expansive principal rooms, perfect for elegant entertaining and comfortable family living. The welcoming living room features a wood-burning fireplace and ample space for dual seating areas... or a grand piano! The formal dining room is accented with leaded glass windows and classic wainscoting, offering an inviting space for memorable gatherings. A true cooks kitchen, complete with an oversized island and a large eating area, flows seamlessly into a warm and inviting family room. Additional main floor highlights include a discreet powder room, a spacious front entry closet. The sunny mudroom features a separate entrance and large coat closet, making this home perfect for families on the go. Upstairs, the primary suite is a serene retreat with a Juliet balcony, a seriously impressive walk-in closet, and a luxurious, oversized ensuite bathroom. Two additional well-proportioned bedrooms share a beautifully appointed bathroom, while a dedicated office and a convenient second-floor laundry room complete this level. The third floor offers incredible flexibility, with three wonderful rooms and a full bathroom. The fully finished basement is the ultimate bonus space. Designed for both relaxation and functionality, it features a large recreation room, a private bedroom with built-in storage, a full bathroom, a wine cellar, and a home gym with excellent ceiling height. Situated on one of Moore Parks most desirable streets, this home is a short and sweet stroll to Whitney School and OLPH, with easy access to Summerhill Market, TTC, and Downtown.					
Extras:					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910					



231 Glenrose Ave		Sold: \$5,450,000
Toronto Ontario M4T 1L1		List: \$5,595,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$21,151.10/2024	For: Sale	% Dif: 97
Sold Date: 06/19/2025		
SPIS: N	Last Status: SLD	DOM: 16
Detached	Fronting On: S	Rms: 13 + 3
Link: N	Acreage:	Bedrooms: 6
3-Storey	50 x 143 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Welland/St. Clair		

MLS#: C12191772	PIN#: 103930435
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Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Drive: Private Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
	Hydro: Phone: Municipal	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 231 Glenrose Avenue, a beautiful six-bedroom home, set on a lush 50 x 143 lot, on a quiet cul-de-sac. Thoughtfully designed for refined yet comfortable living, effortless entertaining & everyday family life, this residence boasts over 6150 square feet of bright and inviting living space. The main floor features a gracious, oversized living room with a wood-burning fireplace. An elegant dining room invites gatherings with cherished family & friends. At the heart of the home, an expansive, bistro-inspired eat-in kitchen truly delivers: marble countertops, large island, built-in desks, & sunny reading corner. The sunken family room features a gas fireplace & a cozy window seat. The stylish wet bar, perfectly integrated near the kitchen walkout, provides a perfect connection to the covered patio, enhancing the indoor/outdoor entertaining experience. Additional highlights include a discreet powder room & large entry closet. For the ultimate in convenience, a side entrance leads to a bright mudroom, offering plenty of storage, making it easy to keep your family's clutter at bay! Upstairs, the private primary suite is a true retreat, complete with a luxurious bedroom, a sunlit ensuite, & a dream walk-in closet that includes a lovely integrated vanity with inset sink. Three additional bedrooms, a sunny laundry room, & a family bathroom complete the second floor. The third level offers two exceptionally large bedrooms (& a child's dream: an adorable hidden playroom) plus a stylish bathroom & spacious linen closet. The full lower level extends the living space considerably, with a large rec room, fabulous bar, home gym with ample ceiling height, spa-inspired bathroom, & several storage rooms. With a private 4 car drive, a beautiful backyard & a prime location in one of Toronto's most desirable neighbourhoods - offering access to top public and private schools, the ravine, parks, TTC, highways, and downtown - this is Moore Park living at its finest! Extras: Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910					


**82 Hudson Dr
Toronto Ontario M4T 2K3**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$19,391.49/2024**For:** Sale**Sold:** \$5,995,000**List:** \$5,995,000**Sold Date:** 02/11/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

40 x 135 Feet

Washrooms: 5**Irreg:**1x2xMain, 2x3x2nd, 1x4x2nd,
1x3xLower**Dir/Cross St:** Mt Pleasant / Inglewood Dr**MLS#:** C11954576**PIN#:** 103930418

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Other / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.99	x 6.5	B/I Shelves	Double Closet	Concrete Floor
2	Living	Main	21.33	x 15.58	Window	Fireplace	Hardwood Floor
3	Dining	Main	18.41	x 13.42	Walk-Out	O/Looks Family	Concrete Floor
4	Kitchen	Main	19.85	x 10.17	Renovated	B/I Appliances	Breakfast Bar
5	Family	Main	19.85	x 17.42	W/O To Garden	B/I Shelves	Concrete Floor
6	Prim Bdrm	2nd	14.07	x 12.83	W/O To Balcony	W/I Closet	4 Pc Bath
7	2nd Br	2nd	12.4	x 11.25	O/Looks Garden	Double Closet	3 Pc Ensuite
8	3rd Br	2nd	14.07	x 10.5	O/Looks Garden	Double Closet	Hardwood Floor
9	4th Br	2nd	12.76	x 11.91	O/Looks Frontyard	Double Closet	Hardwood Floor
10	Laundry	2nd	12.76	x 9.42	B/I Shelves	Double Closet	Concrete Floor
11	Rec	Lower	23.75	x 21.59	Above Grade Window	Double Closet	Concrete Floor
12	Br	Lower	23.75	x 11.58	Double Closet	3 Pc Bath	Concrete Floor

Client Remks: Your patience and perseverance in your quest for something extraordinary is being rewarded with the opportunity at 82 Hudson Drive. This unbelievable 4+1 bedroom home perched above the street with enticing curb appeal dazzles from the moment you pull into the heated driveway, meander up the steady rise of the poured concrete steps, and arrive under the canopy of the front terrace. Large glass surfaces reveal a home that is like nothing else, intricately planned and executed to perform as functionally as ever possible for active families, while unwavering in the pursuit of the most stunning modern aesthetic. The home was stripped to its core, and enlarged at the rear. Removed brick was reclaimed, scrubbed and blended in on the addition to create a seamless transition. On the interiors, the house was completely re-imagined and re-designed by the owners in concert with architect Gillian Green. The home features radiant in-floor heating throughout, which is set under a combination of poured concrete and Moncer wide plank white oak flooring. All millwork is rift cut oak, and custom crafted for this home. Kitchen drawers reach 30.5" deep, cabinets draw back to reveal custom coffee bars, Suz-Zero beverage drawers, media consoles, and pantry storage. A 21-foot wall of glass effortlessly slides open to combine the outdoors within in the summertime. In the living room, the wood burning fireplace is topped w/ a full limestone slab, and a floor to ceiling log holder acts as a work of art. The second floor masterfully holds four large bedrooms with closets outfitted with dressers to maximize the function of the room. The primary suite is revealed through a pocket door, equipped with a gorgeous ensuite, king-sized bedroom & a private sun deck perched amongst the trees. There are even design surprises in the laundry room! The basement was lowered to 8' throughout with a huge rec room, guest bedroom, storage you won't believe is possible, and a w/o to the garage with dog wash!

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


**28 Hudson Dr
Toronto Ontario M4T 2J9**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$23,512/2024**For:** Sale**% Dif:** 99**Sold Date:** 06/12/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: W**Rms:** 18**Link:** N**Acreage:****Bedrooms:** 7

2 1/2 Storey

50 x 131 Feet

Washrooms: 6**Irreg:**1x2xGround, 2x4x2nd, 1x3x2nd,
1x4x3rd, 1x2xBsmt**Dir/Cross St:** Inglewood Drive and Welland Avenue**MLS#:** C12207892**PIN#:** 103930810

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Private	Cable TV:	A Hydro: Y
Basement:	Full	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:	100+	Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove	Retirement:	N
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Gazebo
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	26.74	x 7.15	Hardwood Floor	Crown Moulding	Wainscoting
2	Living	Ground	25.92	x 16.11	Hardwood Floor	Fireplace	Crown Moulding
3	Dining	Ground	16.83	x 13.09	Hardwood Floor	Crown Moulding	Wainscoting
4	Kitchen	Ground	19.49	x 13.68	Hardwood Floor	Stainless Steel Appl	O/Looks Backyard
5	Breakfast	Ground	15.32	x 9.15	Hardwood Floor	Combined W/Kitchen	O/Looks Backyard
6	Family	Ground	19.09	x 15.85	Hardwood Floor	Fireplace	French Doors
7	Mudroom	Ground	7.84	x 6.27	Hardwood Floor	B/I Shelves	Side Door
8	Prim Bdrm	2nd	20.73	x 16.4	Broadloom	W/I Closet	4 Pc Ensuite
9	2nd Br	2nd	15.58	x 13.09	Broadloom	Double Closet	Closet Organizers
10	3rd Br	2nd	13.16	x 11.75	Broadloom	Double Closet	O/Looks Frontyard
11	4th Br	2nd	13.91	x 13.16	Broadloom	W/I Closet	3 Pc Ensuite
12	Office	2nd	13.09	x 12.83	Broadloom	Panelled	B/I Shelves
13	5th Br	3rd	16.4	x 13.09	Broadloom	Picture Window	Closet
14	Br	3rd	17.49	x 13.09	Broadloom	W/I Closet	Picture Window
15	Rec	Lower	32.58	x 17.91	Broadloom	B/I Shelves	Sunken Room
16	Exercise	Lower	18.67	x 11.58	Cork Floor	Mirrored Walls	Ensuite Bath
17	Laundry	Lower	13.32	x 11.52	Tile Floor	Laundry Sink	B/I Shelves
18	Utility	Lower	11.52	x 7.35	Tile Floor		

Client Remks: Elegantly situated on one of Moore Park's most sought-after streets, this majestic home offers over 6,400 square feet of luxurious living space. Sitting on a rare 50x131 ft. west-facing lot, this seven-bedroom home offers three stories of endless elegance and elevated living. The centre-hall plan opens to hardwood and wainscoting throughout and an exquisitely-appointed living room with wood fireplace facing an elegant dining room, both adorned with meticulously-designed crown moulding. The combined kitchen and breakfast room are flanked with marble counter tops, SubZero fridge, Thermador range, Dacor double oven, Miele dishwasher, a walk-in pantry and a butler's pantry with wine fridge, along with a private desk area. The spacious family room's row of French doors overlook an impeccably landscaped yard with an expansive fieldstone patio, built-in BBQ and an inground pool with a private poolside gazebo, all nestled among the beautiful treed canopies of this coveted neighbourhood. The second floor offers private steps to a serene and lush master bedroom escape, with a 4pc bath, walk-in dressing room, a gas fireplace and French doors with a Juliette balcony overlooking the yard. Three additional generous-sized bedrooms round out the second floor, one with an ensuite, along with a beautifully-appointed office enveloped in mahogany built-in shelving. A third floor retreat offers two more bedrooms, another 4pc bath and additional storage - perfect for guests or a nanny suite. The lower level boasts an oversized sunken recreation room with entertaining and creative spaces, a private gym, laundry and storage. Accompanied by a private driveway and garage this distinguished home is a rare find in a highly-desirable pocket of the city. Within the Whitney Public School and OLPH school districts, with access to parks and extensive ravines/walking trails nearby, 28 Hudson offers an elegant and peaceful oasis, within walking distance of charming shops and restaurants.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



192 Glenrose Ave
Toronto Ontario M4T 1K8
Sold: \$6,450,000
List: \$6,895,000

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$24,727.54/2024

For: Sale

% Dif: 94

Sold Date: 05/13/2025

SPIS: N

Last Status: SLD

DOM: 14

Detached

Fronting On: N

Rms: 13 + 2

Link: N

Acreage:

Bedrooms: 6 + 1

3-Storey

50 x 143 Feet

Washrooms: 6

Irreg:

1x2xMain, 1x5x2nd, 2x4x2nd,
1x4x3rd, 1x4xBsmt

Dir/Cross St: Mt. Pleasant and Glenrose

MLS#: C12111428

PIN#: 211210201

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	5000+			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 14.99	Hardwood Floor	Gas Fireplace	Wainscoting
2	Dining	Main	16.01	x 14.01	Hardwood Floor	Wainscoting	Window
3	Kitchen	Main	16.01	x 10.01	Stone Counter	Eat-In Kitchen	W/O To Yard
4	Breakfast	Main	16.01	x 8.23	Hardwood Floor	Bay Window	
5	Family	Main	21.49	x 15.75	Gas Fireplace	Open Concept	B/I Shelves
6	Office	Main	14.24	x 14.01	Hardwood Floor	Gas Fireplace	B/I Shelves
7	Prim Bdrm	2nd	21.49	x 19.49	W/I Closet	Gas Fireplace	W/O To Deck
8	Family	2nd	18.34	x 11.42	Hardwood Floor	Skylight	B/I Closet
9	2nd Br	2nd	13.48	x 12.4	Hardwood Floor	Double Closet	Semi Ensuite
10	3rd Br	2nd	13.16	x 10.01	Hardwood Floor	Double Closet	Window
11	4th Br	2nd	13.48	x 9.84	Hardwood Floor	Double Closet	4 Pc Ensuite
12	5th Br	3rd	23.65	x 12.34	Broadloom	Large Closet	Window
13	Br	3rd	23.75	x 10.99	Broadloom	Double Closet	Window
14	Rec	Bsmt	24.34	x 19.69	Broadloom	Fireplace	W/O To Yard
15	Br	Bsmt	13.25	x 9.84	Pot Lights	Above Grade Window	

Client Remks: A rare offering in Prime Moore Park on an ~ 50 x 143 ft lot w/ ~ 6,500 sq. ft. of beautifully appointed living space, this spectacular home is not to be missed. Newly built in 1991, the home underwent a complete transformative renovation ~ 5 yrs ago to create a gorgeous & elegant yet thoughtful home w/ space for all. Soaring 10' ceilings on main, 9' on 2nd & 8'6" on 3rd are complemented w/ exquisite architectural details from crown mouldings, custom built-ins, & bespoke designer finishes w/ rare 6+1 bedrooms - perfect for a growing family. The centre hall plan leads to a lg library/office w/ gas f/place & custom built-in cabinetry to the left & opposite an o/sized living rm w/ huge windows stream natural sunlight & is anchored by a 2nd f/place. Flowing seamlessly into a sophisticated dining rm w/ space for a 16-person dinner connects to a generous family rm w/ f/place & Palladian-style bay windows at the rear. The open-concept gorgeous chefs kitchen w/ custom cabinetry & lg prep island plus high-end appliances & sunlit breakfast area overlooking the private garden make this the perfect home. An exceptional primary suite w/ bay windows, private balcony, expansive walk-in closet & luxurious 5-piece ensuite w/ double vanity, marble finishes & a soaker tub spans the rear of the 2nd floor. An additional 3 bedrooms w/ 2 ensuites & a versatile and very lg 2nd fl family rm complete this level. 2 more bedrooms w/ 4-piece bath, perfect for guests or teens, w/ scenic city views & abundant natural light complete the 3rd flr. The L.L. includes: sprawling rec rm w/ f/place; direct w/out to backyard; exercise rm; wine cellar; huge laundry rm; +1 nanny rm or gym w/ full bath. Direct access to a 2-car garage + massive mudroom mean you never have to brush snow off your car again! Stunning curb appeal, mature & private gardens, proximity to top schools, ravines, & minutes to Yonge/St Clair & the T.T.C., 192 Glenrose is a rare offering in one of Toronto's most prestigious neighbourhoods.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007