

		300 Avenue Rd 4		Sold: \$1,616,000	
		Toronto Ontario M4V 2H1		List: \$1,498,800	
		Toronto C02 Casa Loma Toronto % Dif: 108			
		Taxes: \$4,950 / 2024 For: Sale SPIS: N DOM: 5			
Condo Townhouse		#Shares%:		Rms: 6	
3-Storey		Locker#:		Bedrooms: 2	
Unit#: 2		Locker Lev/Unit:		Washrooms: 3	
Corp#: MTCC / 567		Locker Unit:		1x2xMain, 1x3x2nd,	
		Level: 2		1x5x2nd	
Dir/Cross St: Avenue & Davenport/Avenue & St. Clair					
Directions: Avenue & Davenport/Avenue & St. Clair					
Prop Mgmt: Summa Property Management Inc. (647)341-7990					
MLS#: C12223819 Sold Date: 06/21/2025					
PIN#: 115670006					
Kitchens: 1		Pets Perm: Restrict		Balcony: Terr	
Fam Rm: Y		Locker: None		Ens Lndry: Y	
Basement: None		Maint: \$1,278.81		Lndy Lev: Upper	
Fireplace/Stv: Y		A/C: Central Air		Exterior: Stucco/Plaster	
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: Detached / 1	
Apx Age: 100+		UFFI:		Park/Drive:	
Year Built: 1870		Elev/Lift: N		Park Type: Exclusive	
Apx Sqft: 1400-1599		Taxes Incl: N		Park/Drv Spcs: 0	
Sqft Source: MPAC		Heat Incl: N		Tot Prk Spcs: 1	
Exposure: Ew		Cable TV Incl: N		Park \$/Mo:	
Assessment:		CAC Incl: N		Prk Lvl/Unit: Level 1/ Unit 2	
Spec Desig: Heritage		Bldg Ins Incl: Y		Bldg Amen:	
Survey Type: None		Prkg Incl: Y		Com Elem Incl: Y	
Phys Hdcap-Eqp:		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions			
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	2nd	17.26	x 17.88	Open Concept Hardwood Floor Combined W/Kitchen
2	Dining	2nd	9.61	x 7.91	Hardwood Floor Open Concept Combined W/Kitchen
3	Kitchen	2nd	9.61	x 12.93	Renovated Stone Counter Open Concept
4	Family	3rd	18.11	x 11.98	Gas Fireplace W/O To Terrace O/Looks Living
5	2nd Br	3rd	10.63	x 8.69	Closet Hardwood Floor Bay Window
6	Prim Bdrm	3rd	14.37	x 18.47	Skylight 5 Pc Bath W/I Closet
7	Foyer	Main	4.59	x 3.74	Tile Floor
Client Remks: Historic Elegance Meets Modern Luxury in Toronto's Coveted Rathnally Enclave. Discover rare sophistication in this 1,600 sq.ft. Townhouse masterfully renovated within an 1892 mansion. Victorian charm blends seamlessly with contemporary design throughout this exceptional home. The show-stopping west-facing window wall floods the whole home with natural light, while the gourmet kitchen dazzles with professional Wolf and Sub-Zero appliances and flows into an open-concept dining and formal living area. The sleek glass and custom imported Wenge Wood staircase leads to an elegant glass-enclosed wine nook--perfect for the discerning collector. Entertain in the family room, which features a contemporary gas fireplace with sleek stone surround and dramatically overlooks the main living areas downstairs. Step through sliding doors onto your sprawling 400+ sq ft. quiet Private terrace an urban oasis perfect for alfresco dining while enjoying views of the exclusive and prestigious Republic of Rathnally neighbourhood. Relax and unwind in the Sauna or Ice bath with unmatched privacy. Or experience the sunset's natural beauty in the most mature forested and bird-dense neighbourhood in Toronto proper--a backyard for entertainment, peace and relaxation. Retreat to the luxurious master bedroom suite, featuring a retractable skylight and charming turreted reading nook--a nod to the home's Victorian heritage. Unwind in the spa-like five-piece ensuite with skylight and generous walk-in closet. The second bedroom showcases character-rich bay windows and original stained glass, while marble-tiled bathrooms enhance refined luxury. The whole home and glass are also triple-paned and soundproof. This is more than a residence it's a lifestyle where historical prestige meets modern luxury in one of the city's most coveted locations, set a stones throw to Yorkville, Rosedale, Summerhill, Casa Loma & Forest Hill.					
Extras:					
Listing Contracted With: REAL BROKER ONTARIO LTD, 888-311-1172					