



**3 Poplar Plains Rd**  
**Toronto Ontario M4V 2M7**  
Toronto C02 Casa Loma Toronto  
**Taxes:** \$12,517.56/2024  
**Sold Date:** 02/19/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 1

**Sold: \$2,700,000**  
**List: \$2,699,000**  
**For:** Sale  
**% Dif:** 100

Detached  
**Link:** N  
3-Storey

**Fronting On:** E  
**Acreage:**  
23.83 x 153.7 Feet  
**Irreg:**

**Rms:** 11 + 2  
**Bedrooms:** 4  
**Washrooms:** 3  
1x2xGround, 1x4x2nd, 1x3x3rd

**Dir/Cross St:** Macpherson Ave/Poplar Plains

**MLS#:** C11976256

**PIN#:** 212180091

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Full  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2500-3000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Attached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
Family Room, Fenced Yard,  
Fireplace/Stove, Public Transit

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

**Hydro:** A  
**Phone:** A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.41	x 6.66	Ceramic Floor	Stained Glass	Hardwood Floor
2	Living	Main	12.93	x 12.93	Pot Lights	Hardwood Floor	Stained Glass
3	Dining	Main	14.67	x 10.83	Hardwood Floor	Moulded Ceiling	Open Concept
4	Kitchen	Main	16.83	x 9.25	Stainless Steel Appl	Breakfast Area	Centre Island
5	Family	Main	14.24	x 11.52	Vaulted Ceiling	Gas Fireplace	W/O To Deck
6	Prim Bdrm	2nd	13.42	x 10.83	4 Pc Ensuite	Closet Organizers	Hardwood Floor
7	Office	2nd	7.68	x 6.99	Hardwood Floor	O/Looks Family	Combined w/Primary
8	2nd Br	2nd	12.01	x 9.42	Hardwood Floor	Closet	Window
9	3rd Br	3rd	15.58	x 12.01	Broadloom	Closet	Window
10	4th Br	3rd	21	x 13.91	Broadloom	Double Closet	Window
11	Rec	Lower	14.6	x 9.91	Gas Fireplace	Broadloom	B/I Shelves

**Client Remks:** Discover the charm & sophistication of this beautifully updated 3-storey detached family home, perfectly situated in the prestigious Republic of Rathnelly, a sought-after enclave in the Casa Loma neighbourhood. This exceptional property is surrounded by a blend of historic estates, lush ravines, parks & mature trees, offering both tranquility & a sense of grandeur. The professionally landscaped front garden creates a welcoming first impression. Sunlight pours into the interior, infusing every corner of this residence w/ warmth & natural radiance, approximately 3,500 sqft on all levels. The main floor begins w/ an inviting foyer featuring a coat closet. The formal sitting room exudes elegance w/ original stained glass windows, hardwood floors & decorative fireplace. The adjacent dining room is perfect for hosting intimate gatherings. The Irpinia-designed kitchen has been thoughtfully updated w/ spacious center island & built-in breakfast area. Combined w/ the family room, this space serves as the heart of the home, featuring a vaulted ceiling, abundant natural light, cozy gas fireplace & walkout to a large composite deck overlooking a serene backyard oasis. A convenient powder room completes this level. The 2nd floor boasts a generously sized primary bedroom, complete w/ hardwood floors, private sitting/dressing room & home office. The renovated spa-like ensuite includes a glass-enclosed shower & an exquisite clawfoot soaker tub. The 2nd bedroom features hardwood floors, closet & west-facing window. The 3rd floor accommodates 2 additional bedrooms, each offering broadloom floors, closets & large windows that invite natural light. A well-appointed 3pc bath completes this level. The finished lower level offers versatility & comfort, featuring broadloom flooring, a new fireplace, a media area & a spacious mudroom w/ ample storage. A walkout from the mudroom provides convenient access to the one-car garage and two additional parking at the back of the house.

**Extras:**

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



<b>12 McMaster Ave</b>		<b>Sold: \$3,800,000</b>
<b>Toronto Ontario M4V 1A9</b>		<b>List: \$3,995,000</b>
Toronto C02 Casa Loma Toronto		
<b>Taxes:</b> \$15,900.88/2024	<b>For:</b> Sale	<b>% Dif:</b> 95
<b>Sold Date:</b> 02/28/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 9
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 8 + 2
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1
2 1/2 Storey	41.5 x 130 Feet	<b>Washrooms:</b> 4
	<b>Irreg:</b>	1x6x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt
<b>Dir/Cross St:</b> Dupont/Avenue		

<b>MLS#:</b> C11979854	<b>PIN#:</b> 212180241
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick Front <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b>		<b>Hydro:</b> <b>Phone:</b> Municipal          Sewers       Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	0	0	Hardwood Floor	Double Closet	2 Pc Bath
2	Living	Ground	16.99	x 15.26	Hardwood Floor	Fireplace	Bay Window
3	Dining	Ground	15.68	x 12.76	Hardwood Floor	Fireplace	W/O To Deck
4	Kitchen	Ground	16.01	x 12.01	Hardwood Floor	Stainless Steel Appl	Pantry
5	Prim Bdrm	2nd	22.08	x 14.17	Hardwood Floor	W/I Closet	6 Pc Ensuite
6	2nd Br	2nd	13.48	x 10.17	Broadloom	Double Closet	W/O To Balcony
7	3rd Br	2nd	12.01	x 9.32	Broadloom		
8	4th Br	3rd	22.08	x 15.68	Broadloom	Fireplace	W/O To Deck
9	Rec	Bsmt	15.16	x 12.24	Laminate	Closet	
10	5th Br	Bsmt	15.16	x 11.25	Laminate	Closet	

**Client Remks:** A Rare Gem in the Heart of Rathnelly!Nestled on an expansive 41.5 x 130 ft lot, this Queen Anne-inspired detached home exudes timeless charm and elegance. From the moment you step into the gracious, wide entry hall, you are welcomed by a sense of warmth and grandeur. The sun-drenched living room sets the stage for both relaxed family time and sophisticated entertaining.The expansive primary suite is a serene retreat, bathed in natural light from two elegant bay windows. A cozy sitting area with a decorative fireplace enhances the rooms charm, creating a perfect space for relaxation.The third-floor hideaway is a dream, with a soaring cathedral ceiling, a private deck, and views over the neighbourhood.Outside, a private drive accommodates 3+ cars, a rarity in this coveted neighbourhood, with potential for a double garage off the rear lane.The large lot has the potential to accommodate the largest allowable laneway house.Situated in an unbeatable location, this home is just a short stroll to two subway stations, the scenic Nordheimer Ravine, University of Toronto, top-tier hospitals, and some of the city's most prestigious public and private schools.More than just a home, this is a place to plant roots in a tight-knit community known for its beloved local park, annual events, and vibrant spirit. A perfect blend of history, elegance, and modern convenience. Dont miss this incredible opportunity! Open house Sat. & Sun. 2-4.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION416-489-2121