



<b>233 MacPherson Ave</b> <b>Toronto Ontario M4V 1A1</b> Toronto C02 Casa Loma Toronto <b>Taxes:</b> \$7,625/2024 <b>Sold Date:</b> 11/19/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,900,000 <b>List:</b> \$2,995,000
Detached	<b>Fronting On:</b> S <b>Link:</b> N 2 1/2 Storey	<b>Rms:</b> 7 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 5 <b>Irreg:</b> 1x2xGround, 1x3x2nd, 1x3x2nd, 25 x 81.25 Feet 25.04 ft x 81.25 ft x 25.53 ft x 75.83 f	<b>For:</b> Sale <b>% Dif:</b> 97
		<b>Dir/Cross St:</b> Avenue Rd & MacPherson Ave	<b>Directions:</b> Avenue Rd & MacPherson Ave

**MLS#:** C12478994

**Legal:** PCL 84-2 SEC M18; PT LT 84 PL M18 TORONTO COMM AT A POINT IN THE NLY LIMIT OF SAID LT DISTANT 25 FT WLY FROM THE NE ANGLE OF SAID LT; THENCE WLY ALONG THE NLY LIMIT OF SAID LT, 25 FT MORE OR LESS TO THE NW ANGLE OF SAID LT; THENCE SLY ALONG THE WLY LIMIT OF SAID LT, 76 FT TO A POINT IN A CONNECTING LINE DRAWN FROM A POINT IN THE W LIMIT OF LT 84 ON SAID PL DISTANT 76 FT SLY THEREON FROM THE NW ANGLE OF LT 84 TO A POINT IN THE W LIMIT OF THE E 4 FT OF LT 83 ON PL M18 DISTANT 63 FT SLY FROM THE NL

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 2000-2500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Other <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit <b>Interior Feat:</b> Sauna <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> Hydro: <b>Gas:</b> Phone: <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Sauna <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	12.3	x 13.02	Hardwood Floor	B/I Shelves	Built-In Speakers
2	Kitchen	Ground	9.71	x 19.23	Hardwood Floor	B/I Appliances	O/Looks Living
3	Living	Ground	10.1	x 22.9	Hardwood Floor	Built-In Speakers	O/Looks Backyard
4	2nd Br	2nd	10.37	x 9.68	Hardwood Floor	B/I Closet	Pot Lights
5	3rd Br	2nd	9.15	x 9.68	Hardwood Floor	B/I Bookcase	Pot Lights
6	4th Br	2nd	9.74	x 13.06	Hardwood Floor	B/I Closet	3 Pc Ensuite
7	Prim Bdrm	3rd	19.88	x 18.8	Hardwood Floor	5 Pc Ensuite	W/I Closet
8	Rec	Bsmt	19.88	x 27	Vinyl Floor	3 Pc Ensuite	

**Client Remarks:** Step into this luxurious, renovated residence in the Republic of Rathnelly, a coveted residential enclave on the border of Yorkville and Summerhill. This home is uncompromising, offering family-functional interiors, a low-maintenance outdoor space with a cold plunge and sauna, and the best the city has to offer right at your doorstep. Light floods the house from every angle, and contrasting colours and materials create a striking first impression. On the main floor, you will find a powder room, a living room, large dining room, and a gorgeous over-sized kitchen with professional appliances and extensive storage space with views of the fully landscaped backyard. The outdoor space is low maintenance and thoughtfully laid out with a deck made for sun tanning, turf space for kids and pets to play and a cold plunge and sauna for the ultimate in rest and recovery. On the second floor, ideal for kids or guests, there are three bedrooms, including the perfect home office, two beautiful bathrooms and a convenient oversized laundry closet with a stacked washer/dryer and a sink. The third floor is the perfect owner's retreat with an oversized bedroom, walk-in closet, and hotel-inspired bathroom. A fully finished lower level with a recreation room, full bathroom and space roughed-in for an expansive laundry room completed the home. Live peacefully in this family-friendly enclave with parks, transit, and all the shops and restaurants Summerhill and Yorkville have to offer right at your doorstep.

**Inclusions:** All electric light fixtures, window coverings including automated blinds, SS gas range, built-in dishwasher, integrated fridge/freezer, integrated wall oven, stacked washer/dryer, outdoor sauna, outdoor cold plunge.

**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888