



248 Cottingham St
Toronto Ontario M4V 1C6
 Toronto C02 Casa Loma Toronto
Taxes: \$7,352.35/2025 **For:** Sale **% Dif:** 98
Sold Date: 10/31/2025
SPIS: Y **Last Status:** SLD **DOM:** 11
Att/Row/Twnhouse **Fronting On:** N **Rms:** 8 + 2
Link: **Acreage:** **Bedrooms:** 3
 2 1/2 Storey 16.67 x 100 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x4x3rd, 1x3xBsmt
Dir/Cross St: Cottingham St & Poplar Plains Rd
Directions:
 Avenue Rd to Cottingham St. - left onto Rathnelly Ave. then right onto Cottingham St. again.

MLS#: C12479487 **PIN#:** 212180031
Legal: PCL 135-4 SEC M18; PT LT 135 PL M18 TORONTO: Full Legal description attached to Schedule C

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 23.29	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	13.12	x 23.29	Combined W/Living	Hardwood Floor	W/O To Yard
3	Kitchen	Main	9.19	x 13.78	Ceramic Floor	Sliding Doors	W/O To Yard
4	2nd Br	2nd	12.8	x 12.8	Hardwood Floor	Double Closet	South View
5	3rd Br	2nd	8.53	x 10.17	Hardwood Floor	W/I Closet	North View
6	Prim Bdrm	3rd	13.12	x 12.8	Hardwood Floor	4 Pc Ensuite	South View
7	Rec	Bsmt	13.78	x 15.42	Concrete Floor	Walk-Out	
8	Laundry	Bsmt	7.22	x 7.22	Concrete Floor		
9	Utility	Bsmt	9.51	x 8.53	Concrete Floor		

Client Remks: Don't miss this incredible opportunity to transform this spacious home into your dream residence with your own personal touch all in a highly sought-after neighbourhood! Perfectly situated on a quiet street in the prestigious Republic of Rathnelly, this 2 1/2 storey spacious family home features three sizeable bedrooms, 2+1 bathrooms, an ideal open-concept main floor, two walkouts to a private backyard, a separate basement walkout offering ensuite potential, abundant natural light on every floor, and a rooftop deck perfect for entertaining.

Inclusions: Existing refrigerator, Stove, overhead exhaust fan, built-in dishwasher, washer and dryer, window ACs, all electric light fixtures. Alarm system. All Fixtures And Chattels Are 'As Is/ Where Is' Condition.

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



284 Avenue Rd Toronto Ontario M4V 2G7 Toronto C02 Casa Loma Toronto		Sold: \$2,035,000 List: \$2,050,000
Taxes: \$7,024.13/2024	For: Sale	% Dif: 99
Sold Date: 07/10/2025		
SPIS: N	Last Status: SLD	DOM: 96
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 20.3 x 121.57 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 3 1x2, 1x4, 1x3
Dir/Cross St: Avenue Rd / Dupont St Directions: Drive to address, parking in back		

MLS#: C12064663 **PIN#:** 212180201
Legal: PCL B-1 SEC M178; PT LT B PL M178 TORONTO LYING TO THE W OF THE WLY LIMIT OF PT 13 R758; S/T A ROW OVER THAT PT OF LT B INCLUDED IN THE PASSAGEWAY BTN THE HOUSES ON LOTS B & C ON SAID PL; T/W A ROW AND PASSAGE OVER THAT PT OF LT C INCLUDED IN THE SAID PASSAGEWAY; T/W A ROW OVER A LANE 12 FT WIDE IN REAR OF SAID LOTS; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane, Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: Other Security Feat: None	Zoning: CR1.5(c1;r1*1966) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: In Addition To,Included In,Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This full three storey brick and stone building is situated in the prestigious Republic of Rathnelly. This is a rarely available investment opportunity on this stretch of Avenue Rd. Three spacious units over 3500 SqFt (Include Bsmt) with ideal layout and design. The second and third floor make up a very large 3 bedroom apartment and could be split into two apartments. The first floor and basement were previously used for commercial, seller has plans and drawings to convert them into two more, two bedroom units (drawings available on request) with potential for high rents. Prime Toronto real estate location. Short walk to Yorkville, Summerhill, Dupont strip, Annex, Casa Loma, ROM, minutes to the downtown core. Convenient TTC access with a 10 minute walk to Summer or Dupont TTC stations. Four car private parking at rear of building. Great work/live opportunity! Tons of Potential! Floor plans for potential renovation and walk through video available on request.					
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232					



7 Poplar Plains Rd Toronto Ontario M4V 2M7 Toronto C02 Casa Loma Toronto Taxes: \$12,917.51/2025 Sold Date: 07/21/2025 SPIS: N Last Status: SLD DOM: 53			Sold: \$3,000,000 List: \$3,485,000 For: Sale % Dif: 86
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 23.1 x 143 Feet Irreg: 149' On South, 24.3' Across The Back	Rms: 9 + 1 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x5x2nd, 1x5x3rd	Dir/Cross St: Davenport and Macpherson Directions: On the east side of Poplar Plains

MLS#: C12183313	PIN#: 212180094
Legal: PLAN M18 PT LOT 102	

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: 2500-3000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 10.83	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	18.24	x 9.51	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	20.18	x 10.07	Open Concept	Stainless Steel Appl	Breakfast Bar
4	Office	Main	9.25	x 7.41	Sliding Doors	O/Looks Family	Window
5	Family	Lower	19.59	x 9.74	Fireplace	Beamed	W/O To Patio
6	2nd Br	2nd	12.99	x 12.17	Hardwood Floor	Double Closet	W/O To Balcony
7	3rd Br	2nd	13.48	x 9.42	Hardwood Floor	Double Closet	Window
8	4th Br	2nd	10.01	x 7.71	Hardwood Floor	Bay Window	
9	Prim Bdrm	3rd	20.67	x 19.32	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	Rec	Bsmt	18.77	x 9.74	Led Lighting		

Client Remks: Immaculately renovated residence located in the sought-after Republic of Rathnelly. At the intersection of 3 coveted Toronto neighbourhoods - The Annex, Yorkville, & Summerhill - this incredible house features 3,200+ sq ft of living space. Steps from 2 TTC lines & Brown Jr PS - one of the city's top public primary schools, the house offers 2-car private parking which means direct access to your new home. Step inside your boho chic home featuring a palette of warm neutrals & open-concept living/dining space which imbue a gallery-like airiness. The Chef's kitchen is at the heart of it all, w/ custom cabinetry, Caesarstone counters & professional grade appliances. The main floor office is perfect for work while overlooking the lg & bright family rm. The family rm is framed by 13' ceilings and wall-to-wall sliding glass doors creating ideal interior/outdoor living. Its the perfect family or downsizer home w/ 4 bedrms & 3 bathrms across 4 levels. Custom reclaimed wood ceiling beams & sliding barn doors provide plenty of rustic-modern character. Ascending the sculptural glass-paneled staircase, the 2nd fl hosts 3 lrg bedrms & a well appointed 5-piece bath. Heated porcelain floors, marble tub surround & a db sink vanity provide ample of function & luxury. The 3rd floor feels like your own private boutique hotel suite w/ the primary bedrm encompassing the entire floor. Bask in your spa-worthy ensuite w/ Victoria + Albert tub, Aquabraxs fixtures, custom walnut vanity & heated floors. The lower level enhances the homes versatility w/ the perfect playroom, storage & amazing gym. With a Hermes inspired front door and a swoon-worthy backyard, you'll know you've found your own private urban oasis. Stone patio & astroturf lawn is ideal for alfresco dining, playdates or lounging all while overlooking Pumping Station Park. Elegant and move-in ready, 7 Poplar Plains Road embodies the best of Toronto where history and lifestyle intersect in one of the city's most beloved enclaves.

Inclusions: See Schedule B

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