



248 Cottingham St Toronto Ontario M4V 1C6 Toronto C02 Casa Loma Toronto Taxes: \$7,352.35/2025 Sold Date: 10/31/2025 SPIS: Y			Sold: \$1,275,000 List: \$1,299,000
Att/Row/Twnhouse	Fronting On: N	Rms: 8 + 2	% Dif: 98
Link: 2 1/2 Storey	Acreage: 16.67 x 100 Feet	Bedrooms: 3	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	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1900	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Apx Sqft: 1500-2000	Interior Feat: In-Law Capability	Retirement:
Lot Size Source: MPAC		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	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 Taxes: \$7,024.13/2024 Sold Date: 07/10/2025 SPIS: N			Sold: \$2,035,000 List: \$2,050,000
Semi-Detached	Fronting On: W Link: 3-Storey	Rms: 9 Bedrooms: 3 Washrooms: 3 Irreg: 1x2, 1x4, 1x3	For: Sale Last Status: SLD DOM: 96
	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: Hydro Gas: Phone 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 REALTY 416-391-3232



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			Sold: \$3,000,000 List: \$3,485,000
Last Status: SLD DOM: 53	For: Sale % Dif: 86		
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 23.1 x 143 Feet Irrig: 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 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 Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available 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 Remarks: 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 downsize 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, Aquabass 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