



**30 Rathnelly Ave**  
**Toronto Ontario M4V 2M3**  
Toronto C02 Casa Loma Toronto  
**Taxes:** \$9,885.30/2024  
**Sold Date:** 04/06/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 3

**Sold: \$2,400,000**  
**List: \$2,495,000**  
**For:** Sale      **% Dif:** 96

Att/Row/Twnhouse      **Fronting On:** W      **Rms:** 6 + 0  
**Link:**      **Acreage:**      **Bedrooms:** 3  
3-Storey      18.04 x 153.26 Feet      **Washrooms:** 3  
                                 **Irreg:**      1x4x2nd, 1x4x3rd, 1x3xBsmt  
**Dir/Cross St:** Avenue & Dupont      **Directions:** Avenue west of Macpherson

**MLS#:** C12059833      **PIN#:** 212180059

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O <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> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Drive:</b> None <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	30.15	x 15.75	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	30.15	x 15.75	Combined W/Living	Hardwood Floor	W/O To Deck
3	Kitchen	Main	12.99	x 8.76	Stainless Steel Appl	Pot Lights	W/O To Deck
4	Br	2nd	14.17	x 9.42	Hardwood Floor	Closet	O/Looks Garden
5	Family	2nd	15.91	x 14.67	Hardwood Floor	Fireplace	B/I Shelves
6	Prim Bdrm	3rd	16.34	x 15.85	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	Rec	Bsmt	28.9	x 15.32	W/O To Yard		

**Client Remks:** A perfect blend of London mews charm and Hamptons elegance, this home feels both timeless and effortlessly stylish. As you step inside, the expansive living and dining areas welcome you with white oak herringbone floors, crown mouldings, and vintage Murano sconces offering the perfect backdrop for lively cocktail parties by the wood-burning fireplace. The sun-drenched kitchen is a designer's dream, featuring custom shaker-style cabinetry, a calacatta marble backsplash, professional-grade Viking appliances, built-in speakers, and more. Flowing effortlessly into the deep, west-facing backyard, this unexpected urban oasis sets the stage for indoor-outdoor entertaining. The second level features a beautifully appointed bedroom alongside a cozy family room with a calacatta marble fireplace. On the third floor, the primary bedroom stands out with bespoke Zak + Fox wallpaper, a double French door entry to a custom walk-in closet, and a luxurious ensuite featuring heated marble tile floors. The finished lower level, with walkouts at both the front and back, offers the perfect hangout for teens, while the thoughtfully designed mudroom provides both organization and ample storage. Living in the heart of the Republic of Rathnelly means more than just a home, its a true community, where friendly neighbours, and a peaceful atmosphere create the perfect place to put down roots. This rare offering features a coveted garden gate leading directly to the park, seamlessly blending nature with city living. Within walking distance to Yorkville, Av & Dav, parks, ravine trails, Mabin, RSGC, and Brown Public School, the location is unbeatable. Parking is never a concern with convenient access to a nearby Green P lot and street permit parking. The sellers easily parked two cars out front without issue. Don't miss your chance to call this exceptional home yours!

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE416-888-7007



**227 Cottingham St**  
**Toronto Ontario M4V 1C7**  
 Toronto C02 Casa Loma Toronto

**Sold: \$2,602,000**  
**List: \$2,698,000**

**Taxes:** \$9,622.15/2025

**For:** Sale

**% Dif:** 96

**Sold Date:** 06/12/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 6

Semi-Detached

**Fronting On:** S

**Rms:** 8 + 2

**Link:**

**Acreage:**

**Bedrooms:** 5 + 1

2 1/2 Storey

23 x 100 Feet

**Washrooms:** 3

**Irreg:**

1x5x2nd, 1x3x3rd, 1x3xBsmt

**Dir/Cross St:** Avenue Rd / Davenport / St. Clair

**Directions:** Avenue Rd to Cottingham or Poplar Plains Rd. Right Onto Cottingham.

**MLS#:** C12202698

**PIN#:** 212180045

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1900	Family Room, Fenced Yard,	<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC	Fireplace/Stove, Grnbelt/Conserv,	<b>Oth Struct:</b>
<b>Apx Sqft:</b> 2000-2500	Hospital, Park, Public Transit, School	<b>Survey Type:</b> Available
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.74	x 4.92	Skylight	Closet	Ceramic Floor
2	Living	Ground	19.16	x 12.99	Fireplace	Pot Lights	Hardwood Floor
3	Dining	Ground	17.32	x 10.93	Bow Window	Pot Lights	Hardwood Floor
4	Kitchen	Ground	16.83	x 11.75	Centre Island	B/I Shelves	W/O To Yard
5	Br	2nd	15.85	x 10.99	Closet	Pot Lights	O/Looks Backyard
6	Br	2nd	10.93	x 10.83	Window	Hardwood Floor	
7	Br	2nd	15.85	x 12.07	Bow Window	W/W Closet	Hardwood Floor
8	Prim Bdrm	3rd	14.01	x 10.93	3 Pc Ensuite	His/Hers Closets	W/O To Balcony
9	Br	3rd	17.32	x 11.52	B/I Shelves	Pot Lights	Hardwood Floor
10	Rec	Bsmt	17.26	x 15.91	Heated Floor	Concrete Floor	Pot Lights
11	Br	Bsmt	10.6	x 10.27	Above Grade Window	Closet	Heated Floor

**Client Remks:** On a treelined street in the shadow of Casa Loma you will find "The Republic of Rathnelly" a historic neighbourhood with strong community ties and a long history of fun and rebellion. This semi-detached renovated family home offers a home to grow into as your lifestyle changes. From the moment you walk in the front door with the skylit foyer and move into the spacious living room complete with wood burning fireplace you feel settled. Imagine dinners with family and friends in the oversized dining room. The sun filled "Martha Inspired" kitchen is a chef's dream: freestanding center island, a wall of pantry cupboards and floating shelves that was featured in Canadian Living Magazine. Walk out to the hard landscaped, private backyard that is great for entertaining and has a back gate providing easy access to the Pump Station Park perfect for little ones or dog owners. So many options for room configuration on the upper two levels: Five Bedrooms, Four Bedrooms and a 2nd Floor Family Room or Three Bedrooms and a 2nd Floor Family Room and Upper Office. The Primary Features His and Hers Walk in closets a skylit 3 piece ensuite and a perfect spot to begin or end your day coffee and wine both great choices - off your private balcony overlooking the garden and the park. The lower level was excavated in 2011 by 2 feet when on trend glazed, heated concrete floors were installed alongside a guest suite and 3 piece bath. The legal front pad parking is licensed for 1 car yet easily accommodates 2. An exceptional locale with an easy stroll to Summerhill, Dupont and Yorkville restaurants and shops (and either subway station). Coveted School District: Brown Public School or the Mabin School and several other leading independent schools. Move in and start living.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000