



207 Glen Rd		Sold: \$1,471,000
Toronto Ontario M4W 2X2		List: \$1,130,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$8,669.30/2024	For: Sale	% Dif: 130
Sold Date: 02/10/2025		
SPIS: N	Last Status: SLD	DOM: 21
Detached	Fronting On: S	Rms: 4
Link: N	Acreage:	Bedrooms: 2
Bungalow	37.5 x 69.5 Feet	Washrooms: 2
	Irreg:	1x3, 1x3
Dir/Cross St: Glen Rd/Summerhill Ave		

<b>MLS#:</b> C11933841		<b>PIN#:</b> 103931292			
<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Available	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Other	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Other / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	POTL:			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Discover An Exceptional Opportunity To Purchase In One Of Toronto's Most Sought-After Neighborhoods! This Detached Bungalow, Nestled On A Family-Friendly Street In The Desirable Rosedale Moore Park Area, Is Calling All Investors, Handymen, And Builders To Bring This Home To Life. Key Features Include; Prime Location Just A Short Stroll To Summerhill Market, Transit, And The Serene Nature Of Chorley Park. Close Proximity To The Picturesque Ravine Systems And The Iconic Brickworks. Minutes Away From Top-Tier Schools, Boutique Shopping, And Fine Dining Options. A Perfect Blend Of Urban Convenience And Peaceful Retreat, Ideal For Families Seeking A Vibrant Community. This Property Is Brimming With Potential And Awaits Your Creative Vision To Transform It Into A Fabulous Family Home. Don't Miss Out On The Chance To Invest In A Piece Of Torontos Finest Real Estate! Seize This Opportunity Today! **EXTRAS** WALK THE LOT SHOWINGS ONLY! Property Being Sold As Is/Where Is. All Measurements, Taxes & Property Information to be Verified by Buyer or Co-operating Agent. As Per Seller- Electronic Signatures Accepted.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ACCSELL REALTY INC.416-477-2300					


**393 Summerhill Ave**  
**Toronto Ontario M4W 2E3**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$10,679/2024**For:** Sale**Sold:** \$2,900,000**List:** \$2,990,000**Sold Date:** 05/28/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

**Fronting On:** S**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

32.42 x 100 Feet

**Washrooms:** 4**Irreg:**

1x2xMain, 1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Summerhill and MacLennan **Directions:** Summerhill and MacLennan**MLS#:** C12142738**PIN#:** 211170049

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<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>	51-99	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1936	Fenced Yard, Fireplace/Stove, Park, Place		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	Owner	Of Worship, Public Transit, Ravine, School		<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	1500-2000			<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	Living	Main	12.6	x 10.66	Hardwood Floor	Gas Fireplace	Large Window
2	Kitchen	Main	17.75	x 16.4	Hardwood Floor	Combined W/Dining	B/I Appliances
3	Dining	Main	17.75	x 16.4	Hardwood Floor	Combined W/Kitchen	Open Concept
4	Family	Main	14.24	x 14.01	Hardwood Floor	O/Looks Backyard	B/I Shelves
5	Mudroom	Main	0	0	Tile Floor	B/I Closet	Heated Floor
6	Prim Bdrm	2nd	17.16	x 9.51	Hardwood Floor	2 Pc Ensuite	W/I Closet
7	2nd Br	2nd	13.68	x 8.83	Hardwood Floor	Large Window	B/I Closet
8	3rd Br	2nd	10.5	x 9.68	Hardwood Floor	Large Window	B/I Closet
9	4th Br	Bsmt	11.58	x 1.25	Hardwood Floor	4 Pc Ensuite	Pot Lights
10	Media/Ent	Bsmt	17.26	x 13.16	Hardwood Floor	Large Window	Open Concept
11	Laundry	Bsmt	8.99	x 5.58	Tile Floor	Laundry Sink	Pot Lights
12	Office	Bsmt	0	0	Hardwood Floor	B/I Shelves	B/I Desk

**Client Remks:** Welcome to 393 Summerhill Avenue, a truly exceptional home in the heart of prestigious North Rosedale. Completely rebuilt in 2016, this light filled residence offers over 3,000 square feet of thoughtfully designed living space, blending luxurious finishes with family friendly functionality. This 3+1 bedroom, 4 bath home features a spacious main floor with a stunning custom Aya kitchen outfitted with top of the line appliances, including a Wolf range, beverage drawers, and a wine fridge. The oversized kitchen island is perfect for both culinary creativity and entertaining. The adjoining family room is home to a vaulted 12ft ceiling anchored by custom cabinetry and extra large windows overlooking the backyard. Practicality meets elegance with a large mudroom featuring cubbies and seamless access to both the built-in garage complete with integrated wall storage and the beautifully landscaped backyard. The irregular lot allows for a widened and completely private backyard oasis professionally landscaped by Kingscape Landscaping in 2018, ideal for relaxing or hosting guests. Upstairs, you'll find bright and functional bedrooms, including a serene primary suite with spa-inspired ensuite. The lower level offers 8 foot ceilings, abundant natural light, built-in study space for kids, ample storage, a versatile guest suite as well as a fantastic media / play room that offers a secondary retreat for all ages, complete with a secret kids hideaway. Located in one of Toronto's most desirable neighbourhoods, this home is within walking distance to the city's top schools including Whitney, OLP, Mooredale, Branksome, BSS, UCC, and Greenwood. Enjoy easy access to the shops of Summerhill, and some of the city's best green spaces and amenities including the extensive Beltline trail system, and the Brickworks. This is a rare opportunity to own a turnkey home in an unbeatable location, an exceptional home where no detail has been overlooked. Welcome home to 393 Summerhill Ave.

**Extras:****Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000





<b>314 Glen Rd</b>			<b>Sold: \$3,100,000</b>
<b>Toronto Ontario M4W 2X3</b>			<b>List: \$3,350,000</b>
Toronto C09 Rosedale-Moore Park Toronto			
<b>Taxes:</b> \$12,700/2024	<b>For:</b> Sale		<b>% Dif:</b> 93
<b>Sold Date:</b> 06/17/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 95	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 13	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 5 + 1	
2 1/2 Storey	27.5 x 121 Feet	<b>Washrooms:</b> 5	
	<b>Irreg:</b>	1x5, 1x4, 1x3, 1x3, 1x2	
<b>Dir/Cross St:</b> Glen Road North of Summerhill <b>Directions:</b> Glen Rd North of Summerhill			


<b>MLS#:</b> C12019636	<b>PIN#:</b> 103930982
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<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>	<b>A Hydro:</b> Y
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b>	Municipal
<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> None	
<b>Apx Age:</b> 51-99	<b>Prop Feat:</b>	<b>Retirement:</b>	
<b>Apx Sqft:</b> 2000-2500	Cul De Sac, Family Room, Fenced Yard,	<b>Farm/Agr:</b>	
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Grnbelt/Conserv, Park,	<b>Oth Struct:</b> Garden Shed	
<b>POTL Mo Fee:</b>	Public Transit, School	<b>Survey Type:</b> None	
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown	

<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 13.45	Bay Window	Hardwood Floor	2 Way Fireplace
2	Kitchen	Main	9.12	x 14.4	B/I Appliances	Breakfast Bar	W/O To Yard
3	Dining	Main	10.66	x 14.63	Combined W/Kitchen	Hardwood Floor	W/O To Deck
4	Sitting	Main	12.96	x 6.07	Combined W/Kitchen	Hardwood Floor	W/O To Yard
5	Prim Bdrm	2nd	12.76	x 13.39	5 Pc Ensuite	Hardwood Floor	Walk-Out
6	2nd Br	2nd	9.71	x 15.55	4 Pc Bath	Hardwood Floor	Closet
7	3rd Br	2nd	9.42	x 11.32	4 Pc Bath	Hardwood Floor	Closet
8	4th Br	3rd	13.45	x 13.91	4 Pc Bath	Hardwood Floor	Closet
9	5th Br	3rd	13.45	x 12.34	4 Pc Bath	Hardwood Floor	Closet
10	Office	Bsmt	10.86	x 9.94	Heated Floor	Hardwood Floor	4 Pc Bath
11	Mudroom	Bsmt	5.51	x 9.65	Heated Floor	Closet Organizers	
12	Family	Bsmt	12.27	x 21.36	Heated Floor	4 Pc Bath	

<b>Client Remks:</b> Contemporary, Family-Friendly Home in Prime Rosedale5+1 Beds   4.5 Baths   2,750 Sq Ft Welcome to this beautifully updated, move-in ready home offering over 2,750 sq ft of thoughtfully designed living space, with seamless potential to expand. Situated on a quiet, tree-lined street in the heart of Rosedale, this rare offering blends timeless character with modern comfort ideal for growing families or those seeking flexibility and style. Elegant Living & Entertaining A warm, inviting living and dining area leads into a sun-filled family room and chef-inspired kitchen featuring premium appliances, custom cabinetry, and a generous island that doubles as a breakfast bar. French doors open to a sunny, west- and south-facing backyard with a large deck and lush garden perfect for entertaining or family time. Spacious Bedrooms & Versatile Lower Level The private primary suite includes a sitting area, walk-in closet, and spa-like ensuite. Four additional bedrooms offer flexible space for kids, guests, or home offices. The finished basement adds a large rec room/gym, an office/media/guest room with full bath, a mudroom, and ample storage including a second fridge. Outdoor Living & Smart Features Enjoy a fenced, sun-drenched backyard with room for a skating rink or future addition. Features include central HVAC, Cat 5 wiring, legal front pad parking, and ample street parking. Exceptional Location Steps to TTC, top-rated schools, parks, ravines, gourmet grocers, and the Brickworks weekend market. A rare turnkey opportunity in one of Toronto's most prestigious and walkable neighbourhoods. Don't miss this exceptional blend of space, style, and location.							
<b>Extras:</b>							
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-322-8000							





<b>109 Park Rd</b>			<b>Sold: \$3,150,000</b>
<b>Toronto Ontario M4W 2N8</b>			<b>List: \$3,499,000</b>
Toronto C09 Rosedale-Moore Park Toronto			
<b>Taxes:</b> \$17,996.67/2024		<b>For:</b> Sale	<b>% Dif:</b> 90
<b>Sold Date:</b> 05/26/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 14	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7 + 2	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2 1/2 Storey	43 x 130 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4x2nd, 1x3x2nd	
<b>Dir/Cross St:</b> Mt Pleasant Rd/ Rosedale Valley Rd			
<b>Directions:</b> Mt Pleasant Rd/ Rosedale Valley Rd			

MLS#: C12141753

PIN#: 211110058

<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b> Part Fin		<b>Gar/Gar Spcs:</b> Attached / 1		<b>Gas:</b>	
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 2		<b>Water:</b>	
<b>Heat:</b> Baseboard / Gas		<b>Tot Prk Spcs:</b> 3		<b>Water Supply:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Sewer:</b> None	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b> Fireplace/Stove		<b>Retirement:</b>	
<b>Apx Sqft:</b> 2000-2500				<b>Farm/Agr:</b>	
<b>Assessment:</b> 2024 POTL:				<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b> None	
<b>Laundry lev:</b> Lower				<b>Spec Desig:</b> Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.51	x 12.8	Fireplace	W/O To Patio	Broadloom
2	Dining	Main	15.39	x 10.96	Picture Window	Hardwood Floor	
3	Kitchen	Main	15.39	x 9.32	Galley Kitchen	Tile Floor	
4	Prim Bdrm	2nd	18.31	x 12.86	W/W Closet	O/Looks Backyard	Picture Window
5	2nd Br	2nd	17.72	x 10.14	Closet	Picture Window	
6	3rd Br	2nd	11.15	x 8.86	Closet	Picture Window	Broadloom
7	4th Br	2nd	11.22	x 10.33	Picture Window	Broadloom	B/I Bookcase
8	Laundry	Lower	10.3	x 7.71	Tile Floor	Laundry Sink	

**Client Remks:** Set in the heart of prime Rosedale, 109 Park Road is a rare offering brimming with amazing character and endless potential. This 4-bedroom, 2-bathroom home features a built-in garage and sits on a prized lot ideal for those looking to renovate and restore its historic charm in one of Toronto's most prestigious neighbourhoods. Located in the Rosedale-Moore Park district, this address offers unbeatable access to the city with a Walk Score of 89 and a Transit Score of 91. Surrounded by green spaces like Asquith Green, Harold Town Park, Park Dr Reservation Trail and Budd Sugarman Park, its also in the catchment for top-rated schools including Rosedale Jr PS and Deer Park Jr & Sr PS.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK BATORI GROUP INC.416-485-7575





**36 Astley Ave**  
**Toronto Ontario M4W 3B4**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$15,950.90/2024

**For:** Sale

**% Dif:** 98

**Sold Date:** 02/03/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 111

Detached

**Fronting On:** W

**Rms:** 9 + 1

**Link:** N

**Acreage:**

**Bedrooms:** 5

2 1/2 Storey

25.93 x 136.49 Feet

**Washrooms:** 6

**Irreg:** irregular

1x2xMain, 1x4x2nd, 2x3x2nd,  
1x4x3rd, 1x4xLower

**Dir/Cross St:** Douglas Drive & Glen Rd

**MLS#:** C9396014

**PIN#:** 103931088

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stone / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Walk-Up	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<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>	6-15	<b>Prop Feat:</b>	Family Room, Fireplace/Stove	<b>Retirement:</b>	N
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 12.76	Gas Fireplace	B/I Bookcase	Hardwood Floor
2	Dining	Main	12.93	x 12.17	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Main	18.34	x 13.91	Open Concept	Combined W/Family	Stone Counter
4	Family	Main	18.34	x 12.99	B/I Bookcase	Gas Fireplace	W/O To Patio
5	Prim Bdrm	2nd	18.41	x 12.07	4 Pc Ensuite	W/I Closet	Gas Fireplace
6	2nd Br	2nd	12.99	x 10.93	3 Pc Ensuite	Window	Hardwood Floor
7	3rd Br	2nd	11.15	x 9.09	3 Pc Ensuite	Window	Closet
8	4th Br	3rd	17.26	x 12.6	4 Pc Bath	W/O To Terrace	Gas Fireplace
9	5th Br	3rd	16.24	x 9.32	Window	Closet	Hardwood Floor
10	Rec	Lower	18.01	x 17.32	4 Pc Bath	B/I Bar	Walk-Up

**Client Remks:** This family home in north Rosedale has it all! Built 15 years ago and recently updated. Contemporary with a traditional feel. The open concept main floor features spacious principal rooms, a large kitchen and family room leading to the patio and a deep west-facing garden. Includes five fireplaces! Five large bedrooms, three with ensuites. Beautiful primary suite with sitting area, 5-piece bath and walk-in closet. The sunny third-floor deck overlooks the deep back garden. Built-in garage with direct access to lower level. Rec room walks up to private, deep back garden.

**Extras:** Two solar panels. Two sump pumps. 1-inch water line! Remote-controlled awning over patio. Plumbing in lower level for additional washer/dryer. Some furniture could be available for sale.

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



116 Glen Rd		Sold: \$3,750,000
Toronto Ontario M4W 2W2		List: \$3,795,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$14,734.95/2024	For: Sale	% Dif: 99
Sold Date: 04/17/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached	Fronting On: W	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	80 x 45.43 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x4xLower
Dir/Cross St: Crescent & Glen Rd Directions: On Glen near Binscarth		

MLS#: C12084694		PIN#: 211160138			
Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Ideally situated in North Rosedale, 116 Glen Rd offers a turnkey, move in ready home via a total back to the studs renovation ~10 years new w/ bespoke designer finishes & the highest quality workmanship thru/out. With incredible Natural Light streaming thru the home From Skylights & Windows on all sides of the home, this 4 Bedrm/5 Baths also features an Open Concept Main Floor perfect for a city family looking to settle in one of Torontos most prestigious neighbourhoods. The spacious living rm is framed by wraparound windows and anchored by a modern gas fireplace. Two sets of garden doors open to Juliet balconies allowing indoor / outdoor space to blend seamlessly. The open concept dining rm & chef-inspired kitchen has a lg island perfect for informal meals or serving or meal prep! Walk-out from the kitchen to a private back patio which is low maintenance & ideally sized for BBQs yet Thoughtfully designed for low maintenance and maximum enjoyment. The 2nd fl features 3 generously sized bedrms & 2 Bathrms - 1 a private ensuite w/ heated flrs. The often neglected linen closet is incredibly spacious & adds extra storage to this beautifully appointed & bright floor. The top floor is dedicated to the luxurious primary suite w/ breathtaking views from every angle. This space is complete w/ cathedral ceilings, skylights, two walk-in closets, and a beautifully finished 5-piece ensuite w/ heated marble floors, a freestanding tub, and double vanity. The fully dug-out lower level adds flexibility w/ a spacious recreation rm, gas fireplace, full bathrm, laundry, and ample storage. Features a heated single garage & a widened private drive. W/ its majestic street presence and timeless design, this is Rosedale living at its finest.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE416-888-7007					



**27 1/2 Dunbar Rd**  
**Toronto Ontario M4W 2X5**  
**Sold: \$4,100,000**  
**List: \$4,595,000**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$12,898/2024

**For:** Sale

**% Dif:** 89

**Sold Date:** 06/02/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 27

Detached

**Fronting On:** E

**Rms:** 14

**Link:** N

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

17.25 x 143 Feet

**Washrooms:** 3

**Irreg:**

1x5x2nd, 1x4xIn Betwn, 1x4xLower

**Dir/Cross St:** Dunbar and South Drive **Directions:** Dunbar and South Drive

**MLS#:** C12128696

**PIN#:** 211140121

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	None
<b>Apx Age:</b>	51-99	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1964	Family Room, Fenced Yard,		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC	Fireplace/Stove, Grnbelt/Conserv,		<b>Oth Struct:</b>	Fence - Full, Garden Shed
<b>Apx Sqft:</b>	2000-2500	Hospital, Park, Public Transit, Ravine		<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				

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.37	x 15.32	Fireplace	B/I Bookcase	W/O To Terrace
2	Dining	Main	18.67	x 15.32	Combined W/Kitchen	Hardwood Floor	
3	Kitchen	Main	15.32	x 12.66	Renovated	Centre Island	B/I Appliances
4	Prim Bdrrm	2nd	15.32	x 12.83	5 Pc Bath	B/I Closet	O/Looks Backyard
5	2nd Br	2nd	11.52	x 10.01	Double Closet	Hardwood Floor	
6	3rd Br	2nd	13.48	x 8.83	Double Closet	Hardwood Floor	
7	4th Br	2nd	9.15	x 14.67	W/O To Roof	W/O To Deck	
8	Family	Lower	14.67	x 19.09	W/O To Garden	B/I Bar	B/I Bookcase
9	Laundry	Lower	8.5	x 8.23	B/I Closet	Renovated	
10	Foyer	Main	14.67	x 6.59	B/I Closet		
11	Workshop	Main	8.86	x 20.83			

**Client Remks:** Architectural Showpiece on Iconic Dunbar Road! A rare one of a kind opportunity in South Rosedale! This striking residence was re-imagined in 2019 and stands apart from neighbouring homes with its bold modern exterior and warm, contemporary interior full of charm and character. Perfect as a stylish condo alternative but large enough to comfortably accommodate a growing family, this home offers thoughtful design, luxurious comfort, and seamless functionality in one of Toronto's most prestigious neighbourhoods. Every room is bathed in natural light thanks to expansive windows and clever architectural detailing. The open-concept main level is ideal for entertaining, showcasing a chefs kitchen with high-end stainless-steel appliances, ample storage, and effortless flow into the living and dining spaces. The walk out to the expansive deck on the main floor is ideal for additional seasonal entertainment. The home features 3+1 bedrooms and 3 beautifully appointed bathrooms, including a spa-inspired primary ensuite with steam shower. A standout design feature is the potential for a second primary suite overlooking the lush green roof, located over the newly cantilevered front facade, offering a rare opportunity for expanded luxury living. The lower level is built for hosting, with a spacious entertainment room, a sleek wet bar, and sliding glass doors that lead to a private, professionally landscaped backyard oasis complete with hot tub and cascading waterfall. Additional conveniences include a private drive for up to three cars and a built-in insulated garage with generous storage. Enjoy as is or convert to an additional living space. Sophisticated, sun-filled, and situated on one of the city's most beloved streets, this home delivers exceptional lifestyle living in the heart of South Rosedale.

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



<b>105 Cluny Dr</b> <b>Toronto Ontario M4W 2R5</b> Toronto C09 Rosedale-Moore Park Toronto <b>Taxes:</b> \$20,901/2024 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 02/27/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold: \$4,900,000</b> <b>List: \$4,995,000</b>
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 51.22 x 122.5 Feet <b>Irreg:</b> irreg + easement + encroachment	<b>Rms:</b> 12 + 2 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd, 1x3xLower	
<b>Dir/Cross St:</b> Yonge and Roxborough <b>Directions:</b> Yonge and Roxborough			

MLS#: C11976024			PIN#: 211190281					
<b>Kitchens:</b> 2 <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> <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower			<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, School			<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <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> Heritage		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	22.01	x 12.83	Hardwood Floor	Bay Window	Fireplace	
2	Dining	Main	14.99	x 14.17	Hardwood Floor	Beamed	W/O To Sunroom	
3	Kitchen	Main	12.83	x 10.43	Breakfast Area	Pantry	O/Looks Backyard	
4	Office	Main	12.4	x 11.91	French Doors	Hardwood Floor	Closet	
5	Prim Bdrm	2nd	19.32	x 12.83	W/I Closet	Fireplace	5 Pc Ensuite	
6	2nd Br	2nd	12.4	x 11.42	Broadloom	W/W Closet	O/Looks Backyard	
7	Den	2nd	12.4	x 10.5	W/O To Deck	Closet	4 Pc Bath	
8	3rd Br	3rd	12.6	x 11.68	Double Closet	Broadloom	O/Looks Frontyard	
9	4th Br	3rd	10.93	x 8.01	Double Closet	Broadloom	O/Looks Frontyard	
10	5th Br	3rd	12.99	x 10.5	Double Closet	Broadloom	4 Pc Bath	
11	Rec	Lower	26.51	x 19.26	Broadloom	Window	3 Pc Bath	
12	Games	Lower	13.48	x 11.75	Broadloom	Window	Closet	
<b>Client Remks:</b> You simply can't beat the location. A grand Edwardian residence built in 1911 on one of Rosedale's finest streets, 105 Cluny Drive awaits a buyer to create their own new legacy. Set quietly on the east side of the street, this classic home with a handsome facade steeped in history and boasting a gracious front porch has been cherished by the same family for over 35 years. Remodeled in the 1980s to create 3918 square feet of living space above grade (plus 1392 sf below grade). Positioned on a sprawling 50 x 122 ft lot, set among some of Toronto's most prestigious residences. The property offers unparalleled privacy and tranquility and yet it enjoys the convenience of a gold-standard location, just steps from Yonge Street's vibrant shops, restaurants, the Toronto Lawn and the subway. Close to Ramsden Park and off-leash dog area. A private drive leads to a two car detached garage with adjoining greenhouse. Buyers are invited to have their architect, general contractor or interior designer join them as they visit this superb Heritage "C" rated Rosedale home.								
<b>Extras:</b>								
<b>Listing Contracted With:</b> SOTHEY'S INTERNATIONAL REALTY CANADA416-960-9995								





**32 Roxborough St E**  
**Toronto Ontario M4W 1V6**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$19,455.86/2024

**For:** Sale

**% Dif:** 94

**Sold Date:** 06/05/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 269

Detached

**Fronting On:** N

**Rms:** 12 + 1

**Link:** N

**Acreage:**

**Bedrooms:** 5 + 1

3-Storey

45 x 122 Feet

**Washrooms:** 5

**Irreg:**

3x4, 1x3, 1x2

**Dir/Cross St:** Roxborough Street / Yonge Street

**MLS#:** C9307328

**PIN#:** 211190192

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	3	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	3500-5000	Central Vacuum, Family Room,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Fireplace/Stove, Park, Place Of Worship,		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		Public Transit, School		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 4.99	Hardwood Floor	Large Window	Crown Moulding
2	Living	Main	20.01	x 13.58	Fireplace	Hardwood Floor	Crown Moulding
3	Dining	Main	13.42	x 13.09	Hardwood Floor	Formal Rm	2 Pc Bath
4	Family	Main	14.07	x 12.07	B/I Bookcase	Hardwood Floor	Bay Window
5	Kitchen	Main	16.01	x 13.09	Centre Island	B/I Appliances	Hardwood Floor
6	Breakfast	Main	10.43	x 10.01	W/O To Deck	Hardwood Floor	Led Lighting
7	Prim Bdrm	2nd	27.49	x 13.25	W/I Closet	Fireplace	4 Pc Ensuite
8	Office	2nd	13.25	x 12.17	Combined W/Br	Hardwood Floor	Large Closet
9	Family	2nd	25.59	x 10.17	Fireplace	B/I Bookcase	Hardwood Floor
10	2nd Br	2nd	15.68	x 10.76	Hardwood Floor	Double Closet	3 Pc Bath
11	3rd Br	3rd	15.58	x 13.68	Bay Window	Hardwood Floor	B/I Desk
12	4th Br	3rd	16.67	x 9.15	Hardwood Floor	B/I Desk	4 Pc Bath

**Client Remks:** Welcome to this extraordinary, postcard perfect 4 to 5 bedroom in magical Rosedale, the epitome of sparkling luxury, quality finishes and stunning sophistication, yet with a family friendly but very modern spirit. One block to Yonge, and the premium steps-to-subway location where everyone wants to be, this exciting and sleek showpiece is invigorated by exceptional design & impressive architectural features exuding creative elegance and skillful refinement. Upon entry you are welcomed by a grand foyer with focal-point fireplace, beautiful hardwood, soaring ceilings and rich bespoke plaster & millwork. The living room is ideal for entertaining guests with its dramatic fireplace and ample seating. The chef-inspired trophy kitchen boasts stone countertops, custom cabinetry, an oversize centre island and built-in desk. The adjacent breakfast & separate family rooms walk-out to the completely private, beautifully landscaped, fenced garden. The dining room is just right for hosting dinner parties for families and friends. Remarkably there are two sun-drenched family rooms & the one on the second floor is tandem to the dream home office, also overlooking the garden. The primary bedroom with room enough for a sitting area, features a spa-like ensuite and decorative fireplace & all bedrooms are spacious and designed for splendid cocooning! Superbly maintained, it is a short walk to Branksome, De La Salle and York schools with easy access to U C C and B S S. **\*\*EXTRAS\*\*** 3 FP's. The flexible lower has a side entrance, rec rm, lau, furn/stg rms & 4 pce + pot'l nanny rm. The fully landscaped, city-size gdn oasis enlivens outdoor living & BBQs, while the 2 garage with turnaround makes pkg a breeze. Virtual photos show contemporary design alternate and alternate proposal for grass garden.

**Extras:**

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


**96 South Dr  
Toronto Ontario M4V 1N5**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$20,349.97/2025**For:** Sale**Sold:** \$5,200,000**List:** \$5,495,900**Sold Date:** 06/07/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 32

Detached

**Fronting On:** N**Rms:** 12 + 2**Link:** N**Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

42.42 x 146 Feet

**Washrooms:** 5**Irreg:**1x2x2nd, 1x3x2nd, 1x4x3rd,  
1x4xGround, 1x2xLower**Dir/Cross St:** Sherbourne/South Dr **Directions:** Sherbourne/South Dr**MLS#:** C12130873**PIN#:** 211140053

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Concrete	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Fin W/O / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<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>	Y	<b>Pool:</b>	Inground	<b>Waterfront:</b>	
<b>Apex Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apex Sqft:</b>	3500-5000	Central Vacuum, Family Room, Fenced		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Yard, Fireplace/Stove, Library, Park, Place		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		Of Worship, Public Transit, Ravine		Fence - Full, Garden Shed, Storage	
<b>Laundry lev:</b>	Lower			<b>Survey Type:</b>	None
				<b>Spec Desig:</b>	Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	0	0	Hardwood Floor	2 Pc Bath	Stained Glass
2	Kitchen	Ground	15.16	x 15.26	Hardwood Floor	W/O To Garden	Pot Lights
3	Living	Ground	20.41	x 14.01	Hardwood Floor	Fireplace	Pot Lights
4	Dining	Ground	17.32	x 12.34	Fireplace	Crown Moulding	Hardwood Floor
5	Prim Bdrm	2nd	17.32	x 12.34	W/I Closet	5 Pc Ensuite	Bay Window
6	2nd Br	2nd	15.42	x 13.75	Hardwood Floor	B/I Bookcase	Double Closet
7	Office	2nd	15.58	x 15.49	B/I Desk	W/O To Sunroom	Hardwood Floor
8	3rd Br	3rd	16.57	x 15.55	Hardwood Floor	W/I Closet	
9	4th Br	3rd	13.16	x 11.15	Hardwood Floor	W/I Closet	
10	5th Br	3rd	12.93	x 11.09	Hardwood Floor	Double Closet	
11	Rec	Bsmt	23.16	x 14.99	Pot Lights	Cedar Closet	
12	Media/Ent	Bsmt	14.17	x 9.91	Pot Lights		

**Client Remks:** Discover a grand Victorian residence in prestigious South Rosedale, where classic sophistication meets modern refinement. You are drawn in by its striking curb appeal and inviting covered porch. A spacious foyer with 10 ft. ceilings, hardwood floors, stained glass, and original detailing sets the tone. A handsome staircase anchors the space with views from above. The formal living room features a wood-burning fireplace, crown molding, and arched leaded-glass windows. The spacious dining room, with a second fireplace, can easily accommodate 14 and is currently used as a family room. The bright, updated eat-in kitchen offers Viking appliances, ample counter space, and storage. Enjoy a sunny breakfast room with a walkout through French doors to a private retreat. This oasis has been meticulously maintained to include landscaping, irrigation, lighting, a scalloped-edge pool, hottub, lounge, and dining areas. A dream oasis. The second level boasts exceptional 9 ft. ceilings and generous principal rooms. The primary suite offers a quiet escape with a bay window, sitting area, custom walk-in closet, and spa-inspired ensuite with heated floors, double vanity, shower, and soaker tub. The second bedroom features a double closet and built-ins. An office with custom cabinetry, together with an adjacent bright sunroom for relaxation, is also on this level. On the third floor, 9 ft. ceilings and three bedrooms offer ample space and storage. The renovated third-floor bathroom includes a heated floor with timeless finishes. The finished lower level offers 7 ft. ceilings and a direct walkout to the back garden. Enjoy a large rec room, nanny suite, laundry room, two-piece bath, and abundant storage. Legal front pad parking for one vehicle, with space for three. Walk to multiple TTC stops, top-rated schools (Rosedale PS, Branksome Hall), parks, ravine network, Chorley Park, Brickworks, Summerhill Market. Minutes from Yonge St. & downtown, highways and the island airport.

**Extras:****Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



**182 Crescent Rd**  
**Toronto Ontario M4W 1V3**  
**Sold: \$5,968,000**  
**List: \$5,999,000**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$20,779.14/2025

**For:** Sale

**% Dif:** 99

**Sold Date:** 02/25/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 22

Detached

**Fronting On:** E

**Rms:** 11 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 5

2 1/2 Storey

54.88 x 103.45 Feet

**Washrooms:** 5

**Irreg:**

1x2xMain, 1x4x2nd, 1x4x2nd,

115.13 (South) 66.18

1x3x3rd, 1x3xLower

(Rear)

**Dir/Cross St:** Crescent Rd & South Dr

**MLS#:** C11953602

**PIN#:** 211160094

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stone	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 1.5	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	4	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	5	<b>Water Supply:</b>	Municipal
<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>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	3500-5000	Family Room, Fenced Yard,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Fireplace/Stove, Library, Park, Public		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		Transit, Ravine, School		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.84	x 7.41	Marble Floor	Double Closet	Glass Doors
2	Living	Main	19.32	x 12.99	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	19.26	x 12.99	Hardwood Floor	Gas Fireplace	B/I Shelves
4	Kitchen	Main	19.65	x 11.84	Hardwood Floor	Stone Counter	B/I Desk
5	Breakfast	Main	10.33	x 8.33	Hardwood Floor	O/Looks Garden	W/O To Garden
6	Family	2nd	18.08	x 13.75	Hardwood Floor	Gas Fireplace	B/I Bookcase
7	Prim Bdrm	2nd	18.18	x 12.93	Hardwood Floor	W/I Closet	4 Pc Ensuite
8	2nd Br	2nd	12.66	x 12.07	Hardwood Floor	Bay Window	B/I Closet
9	3rd Br	3rd	21.92	x 17.42	Hardwood Floor	Combined W/Sitting	Large Closet
10	4th Br	3rd	13.75	x 10.5	Hardwood Floor	O/Looks Garden	3 Pc Bath
11	5th Br	3rd	13.25	x 9.42	Hardwood Floor	Combined W/Office	O/Looks Backyard
12	Rec	Lower	23.16	x 18.18	Hardwood Floor	Combined W/Laundry	4 Pc Ensuite

**Client Remks:** Nestled in the heart of prestigious Rosedale, this fully renovated 5-bedroom, 5-bathroom Victorian masterpiece seamlessly blends timeless elegance with modern luxury. As you step into the foyer, you are greeted by gleaming white marble slab floors and a striking triple-stained glass window, setting the tone for exquisite design. The main floor offers a seamless flow between living and entertaining spaces, with soaring ceilings, wide-plank engineered hardwood floors, and intricate architectural details that pay homage to its historic roots. The living room is bathed in natural light from a stunning bay window framed by wrought iron accents, while a natural gas fireplace with a custom mantle and built-in bookcase adds warmth and sophistication. The dining room continues the theme of understated luxury, featuring a south-facing picture window, a floor-to-ceiling marble-surround fireplace, and fluted walnut cabinetry that balances aesthetics with functionality. At the heart of the home, the chef's kitchen is a masterpiece with top-tier Wolf and Sub-Zero appliances, an 8-foot granite waterfall island, and custom walnut cabinetry. An adjacent breakfast nook, bathed in natural light, offers walk-out access to the professionally landscaped rear garden, a private oasis with low-maintenance astroturf and a side mini putt for golf enthusiasts. The second-floor family room, framed by Victorian wrought iron windows, is anchored by a gas fireplace and custom bookshelves. The serene primary suite features a sitting area, walk-in dressing space, and a spa-like ensuite with heated marble floors, a double vanity, and a glass-enclosed shower. The home's exterior is equally impressive, with a hard-landscaped front yard featuring a mature Japanese maple, a stately slate roof, and impeccable curb appeal. A detached two-car garage and a private driveway with space for four additional vehicles complete this rare offering in one of Toronto's most sought-after neighbourhoods.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910





**21 Elm Ave**  
**Toronto Ontario M4W 1M9**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$28,902.97/2023

**For:** Sale

**% Dif:** 92

**Sold Date:** 01/08/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 9

Detached

**Fronting On:** S

**Rms:** 10 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 5 + 2

2 1/2 Storey

56 x 140 Feet

**Washrooms:** 6

**Irreg:**

1x2, 1x5, 2x4, 2x3

**Dir/Cross St:** Yonge and Bloor St East

**MLS#:** C11902619

**PIN#:** 211120112

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished / Walk-Up	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	4	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	5	<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>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	5000+	Arts Centre, Clear View, Fireplace/Stove,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Library, Park, Public Transit,		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		Wooded/Treed		<b>Spec Desig:</b>	Heritage
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.34	x 16.14	Fireplace	O/Looks Frontyard	
2	Dining	Main	20.9	x 14.37	W/O To Patio	O/Looks Garden	Fireplace
3	Family	Main	14.6	x 9.58	W/O To Garden	Fireplace	Picture Window
4	Kitchen	Main	24.41	x 21.78	Centre Island	Marble Counter	B/I Appliances
5	Prim Bdrm	2nd	32.41	x 26.71	W/I Closet	O/Looks Garden	Fireplace
6	2nd Br	2nd	21.69	x 16.11	Bay Window	3 Pc Ensuite	W/I Closet
7	3rd Br	2nd	22.57	x 12.01	4 Pc Ensuite	Double Closet	O/Looks Frontyard
8	4th Br	3rd	13.22	x 12.27	Closet	Window	Hardwood Floor
9	5th Br	3rd	12.27	x 11.58	Hardwood Floor	Closet	Window
10	Office	3rd	27.79	x 17.39	Fireplace	B/I Bookcase	O/Looks Frontyard
11	Rec	Lower	21.19	x 13.71	Above Grade Window	Pot Lights	Open Concept
12	Kitchen	Lower	13.45	x 8.43	Stainless Steel Appl	W/O To Yard	Tile Floor

**Client Remks:** A Bespoke Architectural Masterpiece Tucked Away Behind A Gate On One Of The Rosedale 'S Most Posh And Coveted Streets, 21 Elm Ave Exudes Grandeur, Appeal, And Classical European Flair From Its Captivating Brick Facade To Its Expansive, Lofty Interior. Prominently Sited On Over A 7,800 Ft Lot Of Fully Secure And Gated Lush Grounds, The Home Offers An Urban Oasis With Unrivalled Privacy, Sunlight, And Dramatic, Unencumbered Views Of The Surrounding Wooded Streets . Through Countless Thoughtful Design Choices Inside And Out, The Home Exemplifies The Ideal Contemporary Amenities And Floor Plan Of A Newly Renovated Residence While Retaining The Privacy, Sophistication, And Splendor Of A Centuries-Old Estate. Grand-Scale, Sun-Drenched Rooms Throughout The Interior Feature Tall Ceilings, Many Custom Architectural Details, And Serene, Leafy Views From Every Window. Ideal For Entertaining, On The Main Level, A Large Dining Room And Living Room , And Airy Open Kitchen/Family Room Flow Seamlessly Together And Outdoors To The Surrounding Gardens And Jacuzzi ,An Outdoor Fireplace With A Seating Area , And Outdoor Entertaining Space. 5 Bedrooms, 3 With Ensuite Bath And Ample Closet Space Ensure Extensive Privacy For Family And Guests. 1 Large Study/Offices With Fireplace On Third Floor , Lower Floor Boosts A Sizable Great Room , Two Bedrooms ,Kitchen And 2 Nd Laundry Room. It Adds To The Plentiful Work, Family, And Entertaining Space Or Can Be Used As A Separate Area From The House . This Exceptional Residence Is Easily Accessible To Downtown Toronto , Bloor St , University Of Toronto And Best Amenities In The City.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES KATY TORABI416-997-6658





<b>35 South Dr</b>		<b>Sold: \$9,250,000</b>
<b>Toronto Ontario M4W 1R2</b>		<b>List: \$8,995,000</b>
Toronto C09 Rosedale-Moore Park Toronto		
<b>Taxes:</b> \$35,084.92/2024	<b>For:</b> Sale	<b>% Dif:</b> 103
<b>Sold Date:</b> 01/28/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 13
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 12
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 5
3-Storey	53.25 x 290 Feet	<b>Washrooms:</b> 4
	<b>Irreg:</b>	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd
<b>Dir/Cross St:</b> Park Road & Crescent Road		

<b>MLS#:</b> C11924089	<b>PIN#:</b> 211150173
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <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 / Shingle <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Attached / 1 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Ravine, School	<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  Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.85	x 8.01	Hardwood Floor	Wainscoting	
2	Living	Main	21.33	x 16.99	Hardwood Floor	Fireplace	B/I Shelves
3	Dining	Main	20.83	x 13.68	Hardwood Floor	Fireplace	Bay Window
4	Kitchen	Main	12.93	x 12.83	Hardwood Floor	Centre Island	Eat-In Kitchen
5	Family	Main	16.57	x 16.4	Hardwood Floor	W/O To Deck	B/I Shelves
6	Prim Bdrm	2nd	16.93	x 16.57	Hardwood Floor	Beamed	Pot Lights
7	Sitting	2nd	19.32	x 18.01	Fireplace	Hardwood Floor	Beamed
8	Family	2nd	17.75	x 17.75	Fireplace	Hardwood Floor	B/I Shelves
9	2nd Br	2nd	13.75	x 12.5	Hardwood Floor	Bay Window	Closet
10	Family	3rd	26.18	x 14.93	Hardwood Floor	B/I Shelves	
11	3rd Br	3rd	20.83	x 17.16	Hardwood Floor	Pot Lights	Double Closet
12	4th Br	3rd	19	x 13.48	Hardwood Floor	Pot Lights	W/I Closet

**Client Remks:** Step into 35 South Drive a Stunning sun-filled elegant Rosedale Home with Soaring ceilings, gleaming hardwood floors, west facing kitchen-family room perched on a 53 x 290 lot overlooking the private Rosedale ravine. Open concept kitchen and family room perfect for casual everyday living open to expansive deck overlooking the classic garden and ravine. Elegant living room and dining room are great entertaining spaces. The sumptuous primary bedroom has a lovely sitting room and fireplace. Second floor family room with built-in bookshelves and fireplace. Third floor boasts 2 bedrooms, bathroom, and a spacious playroom/kid retreat. Walk to Branksome, Rosedale Public School, Mooredale House and the shops and restaurants of Yonge Street.

<b>Extras:</b>
<b>Listing Contracted With:</b> CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191

**11 Thornwood Rd****Toronto Ontario M4W 2R8**

Toronto C09 Rosedale-Moore Park Toronto

**Taxes:** \$30,855.15/2024**For:** Sale**% Dif:** 86**Sold Date:** 05/11/2025**SPIS:** N**Last Status:** SLD**DOM:** 34

Detached

**Fronting On:** W**Rms:** 17 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

70 x 162 Feet

**Washrooms:** 8**Irreg:**2x2xMain, 2x5x2nd, 1x3x2nd,  
1x2x2nd, 2x3xLower**Dir/Cross St:** Chestnut Park/Thornwood **Directions:** Chestnut Park & Thornwood**MLS#:** C12067707**PIN#:** 211190138

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Metal/Side	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	Y <b>Hydro:</b> Y
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	Attached / 7	<b>Gas:</b>	Y <b>Phone:</b> A
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	9	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	6-15	<b>Prop Feat:</b>	Central Vacuum, Family Room, Fenced	<b>Retirement:</b>	N
<b>Apx Sqft:</b>	5000+		Yard, Fireplace/Stove, Grnbelt/Conserv,	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		Park, Place Of Worship, Public Transit,	<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>			Ravine	<b>Survey Type:</b>	Available
<b>Elevator:</b>	Y			<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.91	x 16.67	Hardwood Floor Closet Window Flr to Ceil
2	Living	Main	20.41	x 14.01	Hardwood Floor W/O To Garden Gas Fireplace
3	Kitchen	Main	24.34	x 16.24	B/I Appliances W/O To Garden Combined W/Dining
4	Dining	Main	23.59	x 14.83	Hardwood Floor O/Looks Ravine Combined W/Dining
5	Family	Main	21.16	x 6.5	O/Looks Backyard B/I Shelves Hardwood Floor
6	Prim Bdrm	2nd	18.41	x 12.83	Window Flr to Ceil 5 Pc Ensuite W/I Closet
7	2nd Br	2nd	12.83	x 9.88	Hardwood Floor 3 Pc Bath O/Looks Ravine
8	3rd Br	2nd	12.83	x 11.32	Hardwood Floor Closet O/Looks Garden
9	4th Br	2nd	12.83	x 11.91	Hardwood Floor Closet Window Flr to Ceil
10	Family	2nd	16.93	x 16.83	Hardwood Floor Elevator Window Flr to Ceil
11	Office	2nd	23.16	x 9.74	Hardwood Floor B/I Shelves O/Looks Garden
12	Rec	Lower	43.67	x 18.24	Concrete Floor Closet Heated Floor

**Client Remks:** Located in the prestigious Rosedale neighbourhood, the revered Thornwood House showcases the architectural mastery of KPMB. Drawing inspiration from the Golden Ratio, the property extends over 9,500 sq ft, combining art and architecture through its dual-wing design that converges along a central axis. The interior celebrates the surrounding landscape, featuring large floor to ceiling windows and doors that enhance the connection between the luxurious indoor spaces and the lush outdoors. Enjoy an abundance of natural light. The main floor includes a spacious living area with high ceilings, white oak flooring, and a modern stone-encased fireplace, opening up to a grand dining room and a top-tier chef's kitchen. This kitchen boasts premium appliances, custom cabinetry, and a large island, and leads out to a beautifully landscaped private ravine garden with a stone patio, barbecue, and an outdoor fireplace. The second level offers a serene retreat in the primary suite with a spa-like bathroom and bespoke closet. It also houses three additional bedrooms, each with private ensuites as well as a second floor family room and office. The home's unique curvature allows for impressive art displays and panoramic views. The design of the home focuses on multiple public spaces to be enjoyed privately or as a family. The lower level mirrors the luxury above with a guest suite, recreation room, games area, a soundproof music studio, and ample storage as well as direct access to the underground garage. Car enthusiasts will appreciate the integrated two-car garage and an underground garage with a car lift and parking for five additional vehicles. Steps to prime Yonge Street, Thornwood House enjoys a balance of nature and city life. A truly unmatched architectural icon in Toronto's best neighbourhoods. Located on a prime lot of almost half an acre, this home is truly irreplaceable.

**Extras:****Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910