


78 Cluny Dr
Toronto Ontario M4W 2R3

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$13,297.22/2024**For:** Sale**Sold:** \$2,930,127**List:** \$2,850,000**Sold Date:** 05/03/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: W**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

28.12 x 102.14 Feet

Washrooms: 4**Irreg:**1x2xIn Betwn, 1x4x2nd, 1x3x2nd,
1x3xBsmt**Dir/Cross St:** Roxborough/Cluny **Directions:** Roxborough/Cluny**MLS#:** C12108963**PIN#:** 211190201


Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:		Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Fenced Yard, Fireplace/Stove, Park, Public Transit	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.4	x 6	Marble Floor	Closet	2 Pc Bath
2	Living	Main	18.01	x 14.93	Open Concept	Gas Fireplace	O/Looks Garden
3	Dining	Main	13.09	x 8.83	Combined W/Living	W/O To Terrace	
4	Kitchen	Main	20.01	x 8.43	Modern Kitchen	Eat-In Kitchen	O/Looks Frontyard
5	Prim Bdrm	2nd	16.77	x 11.75	O/Looks Frontyard	W/I Closet	4 Pc Ensuite
6	2nd Br	2nd	14.07	x 10.24	O/Looks Backyard	Double Closet	3 Pc Bath
7	3rd Br	2nd	11.58	x 10.5	O/Looks Backyard	B/I Bookcase	Closet
8	Rec	Bsmt	22.83	x 11.84	Gas Fireplace	B/I Bookcase	
9	4th Br	Bsmt	10.76	x 7.74	Closet	3 Pc Bath	

Client Remks: Much admired 2 storey brick semi on one of the nicest streets in South Rosedale. Beautiful open plan living/dining room. Perfect for entertaining. Updated kitchen with charming breakfast area. Attractive entry with closet and 2 piece washroom. 3 bedrooms and 2 bathrooms on 2nd floor. Family room with fireplace, 4th bedroom and 3 piece bathroom on lower level. 1735 sq ft above grade, 810 sq ft lower level. Landscaped backyard with covered terrace. Attached garage, private drive. Quiet street, one block to Yonge. Good Carson Dunlop home inspection.

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





111 Crescent Rd			Sold: \$3,200,000
Toronto Ontario M4W 1T8			List: \$3,395,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$13,855.10/2024	For: Sale		% Dif: 94
Sold Date: 02/11/2025			
SPIS: N	Last Status: SLD	DOM: 20	
Semi-Detached	Fronting On: S	Rms: 10	
Link:	Acreage:	Bedrooms: 7	
3-Storey	28.33 x 165 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3x3rd	
Dir/Cross St: South Drive & Wrentham Pl			

CHESTNUT PARK REAL ESTATE LIMITED, Brokerage

MLS#: C11935127

PIN#: 211150059

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Water / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 3500-5000	Family Room, Fireplace/Stove, Library,	Farm/Agr:
Assessment: POTL:	Park, Place Of Worship, Public Transit, Rec	Oth Struct:
POTL Mo Fee:	Centre, School	Spec Desig: Heritage
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.71	x 6	Stained Glass	Panelled	Fireplace
2	Living	Main	20.83	x 15.85	West View	Fireplace	Hardwood Floor
3	Dining	Main	13.35	x 12.73	Fireplace	Formal Rm	Panelled
4	Kitchen	Main	17.09	x 14.93	Window	Hardwood Floor	O/Looks Garden
5	Breakfast	Main	12.96	x 13.06	W/O To Garden	Hardwood Floor	Window
6	Prim Bdrm	2nd	20.83	x 13.29	West View	Fireplace	Hardwood Floor
7	2nd Br	2nd	11.22	x 11.52	W/O To Balcony	Closet	Recessed Lights
8	3rd Br	2nd	17.45	x 12.83	B/I Shelves	B/I Closet	4 Pc Bath
9	4th Br	2nd	10.99	x 11.35	East View	O/Looks Garden	Double Closet
10	5th Br	3rd	20.83	x 13.09	Hardwood Floor	West View	Closet
11	Br	3rd	13.35	x 12.73	Window	Hardwood Floor	3 Pc Bath
12	Br	3rd	9.61	x 15.26	W/O To Sundeck	Hardwood Floor	Closet

Client Remks: An epic opportunity, perfectly positioned in a haven of notable \$10+ million Estates & now on the market for the first time in over 60 years! You will be wowed by the possibilities of this prestigious location. This 3-story, 7-bedroom home on an exceptionally deep 28.33' by 165' lot is a symphony of preservation & perfection. Warm sunlight cascades through all three sides of this corner heritage property, which is ready for reimagining & 21st-century glamour. The purity of design & conscientious care of its exquisite 1906 architecture allow you to set your own stage for stylish entertaining & superb family living. The soaring ceilings, gracious principal rooms & multiple fireplaces will allow you to create your own dream in the 4,000 sf envelope. Other highlights include beautifully crafted details, a focus on natural landscaping, a walk-out deck, two spacious balconies & a private drive with garage. Moreover, its provenance is such that the peaceful Alex Murray Parkette facing the property is named after the co-owner, a noted pioneer in urban & social change & a highly respected Rosedale community leader. The walking factor is unparalleled. It is a quick & easy stroll to the Rosedale subway station or the acclaimed shops, restaurants, art galleries, & museums on Yonge Street & in Yorkville. You are just steps from Branksome Hall & Mooredale House with its extensive programs & indoor pool, plus wonderful area parks with miles of walking, hiking & biking trails. Driving is a relative breeze. Its a short, direct drive downtown to the financial district & the Island Airport, while quick access to Mt Pleasant, the Bayview Extension & the DVP help whisk you out of the city or to Pearson International. Perhaps too often an overused term, but there is no doubt that this place, this home, is truly a one-of-kind gem. ****EXTRAS**** Pristine architecture, overed porch, handy vestibule, sep lau + pantry in Kit, front and back stairs, 1019 sf open basement.

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191



137 Roxborough St E
Toronto Ontario M4W 1V9
Sold: \$3,435,000
List: \$3,850,000

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$12,932.42/2024

For: Sale

% Dif: 89

Sold Date: 03/09/2025

SPIS: N

Last Status: SLD

DOM: 41

Semi-Detached

Fronting On: S

Rms: 9

Link:

Acreage:

Bedrooms: 4

3-Storey

22.75 x 145 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x5x2nd, 1x3x2nd,
1x4x3rd

Dir/Cross St: Yonge & Roxborough St E

MLS#: C11942903

PIN#: 211150092

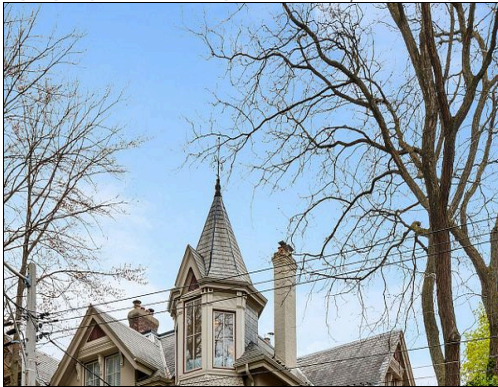
Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	Built-In / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 12.76	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	14.83	x 14.76	Hardwood Floor	Fireplace	French Doors
3	Kitchen	Main	17.91	x 12.17	Hardwood Floor	O/Looks Family	Breakfast Bar
4	Family	Main	15.68	x 10.99	Hardwood Floor	Fireplace	W/O To Patio
5	Prim Bdrm	2nd	19.16	x 15.26	His/Hers Closets	W/O To Deck	5 Pc Ensuite
6	2nd Br	2nd	17.42	x 13.68	Fireplace	3 Pc Ensuite	B/I Bookcase
7	3rd Br	3rd	18.57	x 11.25	Double Closet	B/I Bookcase	B/I Desk
8	4th Br	3rd	13.09	x 12.24	Closet	Skylight	Broadloom
9	Tandem	3rd	12.17	x 10.6	Broadloom	Window	
10	Laundry	Bsmt	17.32	x 9.68	Pot Lights	B/I Shelves	

Client Remks: Welcome to 137 Roxie East, a gorgeous red-brick Edwardian hm in prime South Rosedale. Deceptively spacious, this residence boasts soaring ceilings, generously proportioned principal rms, & exquisite original plaster mouldings seamlessly paired w/ thoughtful modern renovations offering the ultimate blend of charm & elegance. The abundant space spans 3 floors, offering breathtaking skyline views at every turn. The ideal size for a family or downsizer looking for this coveted location just steps to Yonge St & the magical ravine system. The lg front sitting rm features a wood fireplace for cozy evenings w/ family & friends. The grand dining rm can easily seat 12 or more for fabulous dinner parties enjoyed by the 2nd wood f/pl. Walk thru the kitchen to an incredible family rm w/ gas f/pl & walk directly out to a gorgeous, sun filled garden. The primary suite is a true sanctuary w/ a private terrace, his & her walk-in closets, & a lg ensuite. The 2nd floor is completed by a versatile library/den, which could easily function as an additional bedrm w/ the 3 piece en suite tucked on one side. On the 3rd fl is an expansive office, a cozy bedrm, & a connected study rm ideal for 2 kids who love to share space! A rare built-in 2-car tandem garage, plus 2 additional pking spaces off a heated driveway, sets this home apart offering unparalleled convenience w/ amazing parking truly a rarity in this prime area!! With exquisite finishes, generous space, and unbeatable location, this home is a perfect 10. Don't miss your chance to make it yours! ****EXTRAS**** Incredibly well-maintained hm & located in the highly rated Rosedale Jr P.S. & short walk to Branksome, De La Salle & York schools w/ easy access to RSGC, U.C.C. & B.S.S. via the Rosedale T.T.C just 5-6 min walk from your new front door!

Extras:

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



53 Elm Ave			Sold: \$4,775,000
Toronto Ontario M4W 1N6			List: \$4,895,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$19,970.87/2024		For: Sale	% Dif: 98
Sold Date: 05/27/2025			
SPIS: N	Last Status: SLD	DOM: 20	
Semi-Detached	Fronting On: S	Rms: 12 + 4	
Link: N	Acreage:	Bedrooms: 5	
3-Storey	50 x 129 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4x3rd	
Dir/Cross St: Glen and Elm Ave. Directions: Follow your GPS			

MLS#: C12131600 **PIN#:** 211120066

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 5000+ Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.2	x 13.19	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	14.6	x 13.48	Fireplace	Hardwood Floor	French Doors
3	Kitchen	Main	15.91	x 13.09	Centre Island	O/Looks Family	O/Looks Backyard
4	Breakfast	Main	10.4	x 9.61	O/Looks Garden	Hardwood Floor	B/I Shelves
5	Family	Main	17.19	x 16.99	Gas Fireplace	W/O To Yard	Skylight
6	Sitting	Main	11.81	x 8.2	Combined W/Family	Hardwood Floor	B/I Shelves
7	Library	Main	14.76	x 8.2	Fireplace	B/I Bookcase	Stained Glass
8	Prim Bdrm	2nd	17.68	x 14.6	Fireplace	W/O To Deck	5 Pc Ensuite
9	2nd Br	2nd	17.59	x 13.19	Fireplace	B/I Desk	4 Pc Ensuite
10	3rd Br	3rd	17.39	x 10.7	Double Closet	Bay Window	Broadloom
11	4th Br	3rd	21.39	x 12.8	Double Closet	Large Window	Broadloom
12	5th Br	3rd	21.19	x 11.29	W/I Closet	O/Looks Garden	Juliette Balcony

Client Remks: A Timeless Architectural Gem in Prestigious Rosedale. Originally constructed in 1888 and meticulously reimaged and renovated, this extraordinary residence is a masterclass in blending historic grandeur with modern sophistication. Ideally situated in the heart of Rosedale, one of Torontos most coveted neighbourhoods, this stately home stands as a rare offering. Spanning over 5,300 sq. ft. across three expansive above-ground levels plus an additional 1,800sq. ft. in the partially finished lower level this home offers both scale and elegance. Soaring 10'6" ceilings, a breathtaking three-storey period staircase, and seven fireplaces provide a warm and refined atmosphere throughout. Natural light floods the interior through multiple skylights and generously sized windows, some adorned with original stained and leaded glass. Classic architectural features including deep cornices, intricate woodwork, and substantial baseboards celebrate the homes rich heritage and craftsmanship. At the heart of the home lies a chefs kitchen outfitted with premium Wolf and Sub-Zero appliances perfectly suited for everyday cooking or lavish entertaining. A sunlit breakfast area opens seamlessly into a spacious family room, creating a warm and inviting central gathering space. The elegant formal dining room is designed to impress, ideal for hosting refined dinner parties. A double-length living room offers flexible, luxurious space for entertaining or relaxing. Outside, a private, professionally landscaped garden serves as a tranquil retreat ideal for alfresco dining or summer soirees. Perfectly positioned just steps from the TTC, Branksome Hall, and the upscale amenities of Yorkville, this is a true executive residence that embodies luxury, location, and lifestyle.

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



4 Meredith Cres
Toronto Ontario M4W 3B6
Sold: \$5,150,000
List: \$5,495,000

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$21,223/2025

For: Sale

% Dif: 94

Sold Date: 06/03/2025

SPIS: N

Last Status: SLD

DOM: 42

Semi-Detached

Fronting On: S

Rms: 11 + 1

Link:

Acreage:

Bedrooms: 4 + 1

3-Storey

50 x 111 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
1x5x3rd, 1x3xLower

Dir/Cross St: Park Rd & Meredith **Directions:** Park Rd & Meredith

MLS#: C12094920

PIN#: 211110048

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	Detached / 1.5	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Other	Tot Prk Spcs:	5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1890	Clear View, Electric Car Charger, Family		Farm/Agr:	
Yr Built Source:	MPAC	Room, Fenced Yard, Fireplace/Stove, Park,		Oth Struct:	
Apx Sqft:	3500-5000	Public Transit, School		Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Heritage
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 12.93	Hardwood Floor	Bay Window	B/I Bookcase
2	Dining	Main	14.67	x 9.09	Hardwood Floor	Open Concept	
3	Kitchen	Main	14.99	x 9.91	Hardwood Floor	Centre Island	W/O To Patio
4	Family	Main	16.5	x 14.99	Hardwood Floor	Gas Fireplace	W/O To Porch
5	Foyer	Main	11.09	x 9.58	Heated Floor	B/I Closet	2 Pc Bath
6	Sitting	2nd	12.24	x 11.84	Hardwood Floor	Bay Window	B/I Bookcase
7	Br	2nd	13.75	x 12.93	Hardwood Floor	Large Window	North View
8	2nd Br	2nd	14.57	x 11.91	Hardwood Floor	Closet	Large Window
9	3rd Br	2nd	12.34	x 9.25	Hardwood Floor	Closet	Large Window
10	Prim Bdrm	3rd	27.66	x 16.01	Vaulted Ceiling	4 Pc Ensuite	Picture Window
11	Sitting	3rd	24.74	x 9.74	Vaulted Ceiling	Hardwood Floor	Large Window
12	Rec	Lower	17.16	x 14.34	Walk-Out	Glass Doors	Heated Floor
13	Br	Lower	15.49	x 11.32	3 Pc Ensuite	Closet	Window

Client Remks: Set in the heart of coveted Rosedale, this elegantly renovated home offers timeless sophistication on an exceptional 50-foot frontage. Perched at the top of a rare south-facing lot with sweeping, unobstructed skyline views, the property effortlessly blends privacy and prestige in one of Toronto's most storied neighbourhoods. A long private driveway with ample parking and a detached 1.5-car garage provides great convenience, an uncommon luxury in the area. The home's refined interior marries classic architectural detail with thoughtfully curated modern updates, creating a warm yet elevated living experience across every room. Your gracious third-floor primary suite features a separate sitting room or library. Walk out from your lower level into the flat backyard oasis, and sit in front of the fire pit on a cozy evening. This home is perfectly positioned just a short stroll from Bloor Street's boutiques, fine dining and within short walking distance of Branksome Hall. This home is ideal for families seeking both top-tier education and vibrant city living. Commuters will appreciate seamless access via Mt. Pleasant Road and nearby transit routes, making daily travel effortlessly efficient. With its generous proportions, elegant curb appeal, and exquisite renovations, this Rosedale gem is a rare offering for those who value location, luxury, and lifestyle in equal measure.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910