



88A Glen Rd Toronto Ontario M4W 2V6			Sold: \$2,430,000
Toronto C09 Rosedale-Moore Park Toronto			List: \$2,680,000
Taxes: \$14,055/2024	For: Sale	% Dif: 91	
Sold Date: 09/20/2025			
SPIS: N	Last Status: SLD	DOM: 44	
Semi-Detached	Fronting On: W	Rms: 6 + 2	
Link: 2-Storey	Acreage: 18.14 x 187 Feet	Bedrooms: 3	
	Irreg:	Washrooms: 4	1x2xGround, 1x2xMain, 1x3x2nd, 1x4x2nd
Dir/Cross St: Glen Road and South Drive Directions: Between Elm And South Drive			

MLS#: C12330089

PIN#: 211140145

Legal: PT LT 5 PL 39E TORONTO; PT LT 23 PL 433 YORKVILLE AS IN EM84375; S/T EM76732; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1968	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Other	Sale Price:
Apx Sqft: 2000-2500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: None
Foundation: Poured Concrete		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.35	x 5.35	Marble Floor	2 Pc Bath	
2	Living	Main	22.67	x 12.76	Gas Fireplace	Hardwood Floor	W/O To Deck
3	Dining	Main	17.16	x 12.76	Hardwood Floor	W/O To Deck	O/Looks Garden
4	Kitchen	Main	14.17	x 9.32	Tile Floor	Granite Counter	O/Looks Dining
5	Prim Bdrm	2nd	16.5	x 12.76	W/W Closet	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	12.01	x 12.66	Hardwood Floor	Double Closet	B/I Desk
7	3rd Br	2nd	12.76	x 12.66	Hardwood Floor	W/W Closet	O/Looks Garden
8	Family	Ground	23.33	x 12.83	Fireplace	B/I Bookcase	W/O To Patio
9	Laundry	Ground	13.75	x 12.83	Tile Floor	W/O To Garage	

Client Remks: Tucked into the leafy calm of South Rosedale, this stately brick home is a study in quiet luxury. Set on an exceptionally deep (187') tree-canopied lot, it offers approx. 2,800 sq. ft. of elegant, intuitive space over 3 levels- ready for a new owner's vision or to move in and enjoy! The side-centre hall plan opens with traditional confidence: a formal entry, finely scaled rooms, rich hardwood flrs, wrought iron rails & panel moulding add architectural depth. A gentle rhythm of East- & West-facing light flows through the home. The first of 2 powder rms is discreetly tucked off the main hall, while a convenient 2nd 'everyday' entrance from the garage leads to a mud/laundry rm & 2nd powder on the lower lvl. The formal dining rm connects to a classic kitchen w/ cream cabinetry, granite counters & Wolf range. A wide pass-through w/ breakfast bar bridges the two spaces, fostering easy flow between daily living & entertaining. French doors at either end extend the living area outdoors- East to a sun washed morning terrace, West to a secluded deck & garden framed by mature trees & perennial borders. Upstairs, 3 well-proportioned bdrms w/ bespoke built-ins enjoy tranquil green views. Two baths serve the upper lvl, including a 4-pc primary ensuite. The walk-out lower level features a large family rm w/ brick fireplace, 900-bottle wine cellar & walk-out garden access. A built-in garage w/ interior access, EV charger & private drive with parking for 3 cars completes the offering. All just mins to top-rated schools, beloved Summerhill Market, Rosedale subway, Craigleigh & Chorley Park, and the upscale boutiques, fine dining & cafes of Yonge St. & Yorkville. Minutes to DVP. Quick commute downtown via transit. Proof that tranquillity and connectivity can indeed go hand in hand.

Inclusions: All appliances, washer & dryer, Elf's, window coverings, California shutters.

Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000



20 Nanton Ave Toronto Ontario M4W 2Y9			Sold: \$2,550,000 List: \$2,695,000
Taxes: \$12,125.72/2025	For: Sale	% Dif: 95	
Sold Date: 07/19/2025			
SPIS: N	Last Status: SLD	DOM: 51	
Semi-Detached	Fronting On: W	Rms: 12	
Link:	Acreage:	Bedrooms: 4	
3-Storey	25.5 x 80 Feet	Washrooms: 3	
	Irrig:	1x2xMain, 1x4x2nd, 1x3x3rd	
	Dir/Cross St: Nanton & Elm	Directions: Rosedale - Nanton/ Elm	

MLS#: C12183007

PIN#: 211130003

Legal: PLAN M16 PT LOT 5

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1909	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit	Under Contract: None
Yr Built Source: MPAC	Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio, Porch	HST Applicable to Sale Price: Included In
Apx Sqft: 2000-2500	Interior Feat: Storage, Water Heater Owned, Water Softener	Farm/Agr:
Roof: Asphalt Shingle	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Oth Struct: Garden Shed
Foundation: Block, Brick		Survey Type: Available
Assessment: \$1,608,000 / 2025		Spec Desig: Unknown
POTL: POTL Mo Fee:		
Laundry lev: Lower		

Topography: Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 13.58	French Doors	Gas Fireplace	Bay Window
2	Kitchen	Main	14.76	x 8.99	Open Concept	Marble Counter	B/I Appliances
3	Dining	Main	14.76	x 11.48	Combined W/Family	Hardwood Floor	Built-In Speakers
4	Family	Main	11.81	x 8.66	O/Looks Garden	W/O To Patio	Open Concept
5	Powder Rm	Main	0	0	2 Pc Bath		
6	Prim Bdrm	2nd	17.75	x 14.76	Hardwood Floor	W/O To Terrace	Double Closet
7	2nd Br	2nd	20.51	x 13.58	W/I Closet	Hardwood Floor	Electric Fireplace
8	Bathroom	2nd	0	0	4 Pc Bath	Heated Floor	Stone Counter
9	3rd Br	3rd	17.75	x 12.99	Double Closet	Ceiling Fan	Hardwood Floor
10	4th Br	3rd	12.34	x 12.24	W/I Closet	Ceiling Fan	Hardwood Floor
11	Bathroom	3rd	0	0	3 Pc Bath	Heated Floor	
12	Rec	Bsmt	19.32	x 17.32	Above Grade Window	Cedar Closet	Ceramic Floor
13	Laundry	Bsmt	12.34	x 11.58	Above Grade Window	Laundry Sink	

Client Remarks: A rare find, nestled on a quiet tree-lined street in the heart of South Rosedale. This extra-wide semi-detached family home offers almost 2300 square feet of living over 3 levels, with four bedrooms upstairs, a formal living room & an open concept kitchen/ living area overlooking the back garden. Situated in one of Toronto's most coveted neighbourhoods, only steps to the TTC and 15 minutes to the financial district, this residence offers incredible value in an enviable location with licensed parking for 1 car. Timeless elegance greets you from the welcoming foyer with bevelled glass entrance door & curved ceiling to the solid wood floors, cloak closet & powder room. A sun-drenched formal living room or office with double french doors, gas fireplace and bay window gives you privacy from the hustle. Open concept Kitchen boasts full sized gas stove, panelled fridge, and a large calcutta marble island as well as a gas BBQ on the back deck. You'll be ready for your next culinary adventure and family gathering. The second floor boasts a quiet primary bedroom with walk-out to spacious private deck in the trees, 4 piece bathroom with polished limestone & heated floors, plus large 2nd bedroom/ family room with electric fireplace and walk-in closet. The third floor has 2 light-filled bedrooms with large built-in closets, ceiling fans, linen closet, 3-piece bathroom with heated floor. Basement with above grade windows offers playroom/ recreation room area, full Miele washer/ dryer, cedar closet, and loads of storage space. 20 Nanton Ave is just steps away from prestigious private schools, Branksome Hall and Montcrest, as well as top-rated Rosedale Public School, Rosedale Heights School of the Arts & Jarvis Collegiate Institute. Easy access to the TTC subway ensures you are well connected to all the amenities Toronto has to offer. Ready for immediate occupancy, this lovely property is situated in a family-friendly community that will provide years of comfort and enjoyment.

Inclusions: GE Fridge, Kitchenaid Pro Stove (2019), Bosch Dishwasher (2022), Microwave, Miele washer (2018) and Miele Dryer. Indirect fired water heater tank, Water softener system, bell security system, Arlo doorbell camera (monitoring at buyer's expense). All window coverings, lighting as shown. Fireplaces upgraded 2012 - main floor natural gas, 2nd floor electric. Front windows replaced 2021, 2 air conditioners

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 7:59:20 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

replaced this spring. Sprinkler system, exterior lighting (programmed for dusk). Storage shed with high security ground anchor for bicycles.
Gas BBQ.

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



100 Elm Ave
Toronto Ontario M4W 1P2
 Toronto C09 Rosedale-Moore Park Toronto

Sold: \$3,025,000
List: \$3,395,000

Taxes: \$16,501.72/2024 **For: Sale** **% Dif: 89**

Sold Date: 10/29/2025

SPIS: N **Last Status: SLD** **DOM: 44**

Semi-Detached **Fronting On: S** **Rms: 8**

Link: **Acreage:** **Bedrooms: 3**

3-Storey **24.79 x 194.63 Feet** **Washrooms: 4**

Irreg: **1x5, 2x4, 1x2**

Dir/Cross St: Nanton **Directions: Elm Ave & Glen Road**

MLS#: C12404308

PIN#: 103940287

Legal: See Schedule B

Kitchens: 1	Exterior: Brick	Zoning: Res
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV: Hydro
Basement: None	Park/Drive: Private	Gas: Phone
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3000-3500	Prop Feat: Family Room, Fireplace/Stove, Park	HST Applicable to: Included In
Roof: Shingles	Interior Feat: Water Heater	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig: Available Other

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	26.67	x 8.43	O/Looks Frontyard	Closet	Tile Floor
2	Office	Main	14.17	x 9.74	Glass Doors	Broadloom	Closet
3	Family	Ground	16.34	x 13.25	Gas Fireplace	W/O To Garden	Closet
4	Living	2nd	20.01	x 16.77	Gas Fireplace	W/O To Balcony	Hardwood Floor
5	Dining	Main	14.24	x 11.75	Hardwood Floor	Window	Pass Through
6	Kitchen	Main	17.16	x 9.15	Double Doors	Granite Counter	Hardwood Floor
7	Breakfast	Main	11.52	x 10.83	W/O To Balcony	Hardwood Floor	Combined W/Kitchen
8	Prim Bdrm	2nd	16.77	x 12.34	5 Pc Bath	Double Closet	Broadloom
9	2nd Br	2nd	14.17	x 11.52	4 Pc Bath	Closet	Window
10	3rd Br	2nd	16.99	x 12.01	Window	Broadloom	4 Pc Bath

Client Remarks: Perfectly situated in the heart of Toronto's esteemed Rosedale neighbourhood, 100 Elm Avenue is an immaculate three-bedroom home beautifully set on a gorgeous, 194 foot deep and extremely private lot backing onto Craigleigh Gardens. This expansive house with over 3,200 square feet of living space showcases high ceilings and an abundance of natural light. The main living space is a short flight of stairs up from the gracious foyer. The sophisticated living room features hardwood floors, a gas fireplace and walk out to a deck overlooking the landscaped backyard with views of the gardens. The formal dining room is ideal for entertaining. It leads through to the bright kitchen, with room for a breakfast nook and family room. The kitchen also has two sets of double doors leading to deck overlooking the beauty of the tree-lined streetscape landscaped front yard. On this floor there is also a wonderful pantry and powder room. The upper level presents a large primary bedroom with walk-in closet and a five-piece ensuite washroom. The primary bedroom overlooks the front garden. Two bedrooms, each with ample closets, and a four-piece shared bathroom complete this level. The lower level of the house is for casual living, and offers a large family room with a fireplace, laundry space and four-piece washroom. Off the family room the large stone patio is the perfect space to relax with family, overlooking the gorgeous backyard. There is also an office/nanny room with access to the side of the home. 100 Elm Avenue conveniently includes a generous driveway that can accommodate two cars and garage with space for one additional vehicle. The home is only a short drive from the downtown core, within walking distance to some of Toronto's best parks and ravine systems, and near the amenities of Yorkville, Summerhill, Rosedale and the Danforth. Including Rosedale Public School, Whitney Public School, Montcrest and Branksome Hall are within walking distance.

Inclusions: See Schedule B

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



4 Corrigan Clse Toronto Ontario M4W 3V6 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$21,385.91/2025 For: Sale Sold Date: 08/28/2025 % Dif: 95 SPIS: N Last Status: SLD DOM: 14			Sold: \$4,175,000 List: \$4,395,000
Att/Row/Twnhouse	Fronting On: N	Rms: 8 + 2	
Link: 3-Storey	Acreage: 48.66 x 0 Feet	Bedrooms: 4	Washrooms: 5
Irreg:			1x7x2nd, 1x4x2nd, 1x4x3rd, 1x4xBsm, 1x2xGround
Dir/Cross St: West Of Mount Pleasant Directions: South Drive/Park Road			

MLS#: C12344698

PIN#: 211150046

Legal: Plan 104 PT Lots 28 & 30 RP 64R13227 Part 1 RP 64R15133 Parts 3 4 14 15 20 21 22 30 & 31 SUBJ TO ROW

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 2	Cable TV: A
Basement: Separate Entrance / Full	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Right Of Way	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone: A
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 16-30	Pool: None	Sewer: Sewers
Apx Sqft: 3500-5000	Prop Feat: Central Vacuum, Cul De Sac, Fireplace/Stove, Park, Place Of Worship, Public Transit, School, Wooded/Treed	Waterfront:
Roof: Asphalt Shingle	Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Porch, Security Gate	Retirement:
Foundation: Not Applicable	Interior Feat: Auto Garage Door, Remote, Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range, Floor Drain, In-Law Capability, Storage	HST Applicable to: Included In
Assessment: POTL:	Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	16.57	x 7.15	Crown Moulding	Marble Floor	2 Pc Bath
2	Living	Ground	25.59	x 18.24	South View	Wood Trim	Gas Fireplace
3	Dining	Ground	17.26	x 12.4	W/O To Porch	South View	Hardwood Floor
4	Kitchen	Ground	16.34	x 11.68	Renovated	Modern Kitchen	Quartz Counter
5	Prim Bdrm	2nd	20.24	x 18.67	7 Pc Ensuite	His/Hers Closets	W/O To Sundeck
6	2nd Br	2nd	12.07	x 11.68	Hardwood Floor	Large Window	4 Pc Bath
7	Sitting	2nd	11.58	x 8.23	Double Doors	Hardwood Floor	W/O To Sundeck
8	3rd Br	3rd	22.08	x 16.67	Double Closet	South View	W/O To Deck
9	4th Br	3rd	20.41	x 13.75	South View	W/I Closet	Broadloom
10	Games	Lower	24.51	x 19.09	Above Grade Window	Heated Floor	Ceramic Floor
11	Laundry	Lower	11.84	x 6.43	Laundry Sink	B/I Shelves	Ceramic Floor
12	Utility	Lower	10.24	x 7.91	Separate Rm	Concrete Floor	
13	Cold/Cant	Lower	14.07	x 3.67	Separate Rm	Concrete Floor	

Client Remarks: Corrigan Close is the only private gated enclave of freehold homes in South Rosedale. It is a private road accessed off South Drive near Park Rd. This home is an extension of the original mansion that was re-built to the highest standard by Fairmont Properties. Palatial size principal rooms, make this a carefree home that can accommodate larger pieces of furniture and art. The spectacular chef's dream kitchen by Bellini Cabinetry was re-positioned in the home and completely re-built. Stunning natural quartzite counters and continuous backsplash are examples of the superb quality. This home, with bright south light, encompass more than 3644 s.f. above grade with four generous size bedrooms. The renovated lower level Games/Media room with heated floor and windows half above grade, adds an additional 1236 s.f. There is direct access from this level, through a passageway to the underground garage, that allows for 2 generous parking spaces and extra storage. A larger second level sundeck facing South, is a wonderful retreat. A very unique, rare offering, only minutes from parks, excellent schools, transportation routes and the vibrancy of the Yonge/Rosedale shops, and restaurants.

Inclusions: All appliances as seen on premises. Paneled Sub-Zero Fridge, Wolf Gas Stovetop, Wolf Oven, Wolf Steam Oven, Two Miele Dishwashers, Two Beverage Fridges, Built-in Sub-Zero full height Wine Fridge, Samsung Washer/Dryer, all attached Electric Light Fixtures including Hanging Pendants, Window coverings and Shades, Custom Shutters, California Closet Organizers. All attached shelving and cabinetry. Flat screen TV in Games room.

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



123 South Dr Toronto Ontario M4W 1R9 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$26,167/2025 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$6,350,000 List: \$6,888,000 % Dif: 92
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 41.38 x 241 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 1x5x2nd, 1x3xUpper, 1x2xLower	Dir/Cross St: Crescent Rd & South Dr Directions: South
MLS#: C12393279 PIN#: 211140135 Legal: PT LT 1-2 PL 695 YORKVILLE; PT LT 1 PL 39E TORONTO PT 1, 63R2598; T/W CT579818; CITY OF TORONTO			

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: 1910 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Drive Park Spcs: 7 Tot Prk Spcs: 8 UFFI: Pool: Indoor, Salt Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Landscaped, Lawn Sprinkler System, Lighting Interior Feat: Sauna, Water Softener	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Hydro: Phone: Water: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remarks: A distinguished Rosedale residence, 123 South Drive exemplifies the rare harmony of heritage, contemporary luxury, and absolute privacy. The main floor is a study in effortless sophistication: a chefs kitchen with statement island and professional-grade appliances flows seamlessly into a family room anchored by a marble-framed gas fireplace and a sun-drenched dining area, which opens through French doors to a secluded backyard sanctuary. An elegant office, overlooking the tranquil front courtyard, provides a serene workspace, completing this impeccably composed level. Outside, the landscaped grounds reveal a sparkling pool with waterfall and a two-level deck with a bespoke outdoor kitchen an entertainers paradise and a haven of quiet repose. Upstairs, the primary retreat unfolds behind double doors, featuring a breezeway dressing room, spa-inspired ensuite, and private terrace with serene views of the backyard oasis. Additional bedrooms and a second-floor family room provide refined comfort and versatility, while the lower level offers a fitness studio, infrared sauna, generous storage, and a well-appointed laundry. Set on one of Rosedale's deepest south-facing lots and moments from premier schools, fine dining, parks, and downtown Toronto, 123 South Drive is a city sanctuary of unparalleled elegance where timeless character meets modern sophistication.					

Inclusions: Contact us for the complete list of features that make 123 South Drive truly one of a kind.

Listing Contracted With: RIGHT AT HOME REALTY 905-695-7888