



162 Douglas Dr Toronto Ontario M4W 2B7 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$7,845.59/2025 For: Sale % Dif: 95 Sold Date: 08/23/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$2,575,000 List: \$2,699,000
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 40 x 138 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x2xMain Dir/Cross St: Douglas Dr & Glen Rd Directions: Douglas Dr & Glen Rd	

MLS#: C12353016 **PIN#:** 211170120
Legal: PT LT 73-74 PL 397E TORONTO AS IN CA691469; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: Survey Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Wooded/Treed Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Prime Rosedale development opportunity on one of the neighbourhood's most coveted, tree-lined streets. Heritage Rating C. Interior is fully gutted, a blank canvas for an investor/builder to execute upon receipt of final City approvals/permits (in process; buyer to verify timelines). 40' x 138' lot offers ideal proportions for a custom single-family 2.5 storey build with an extension, subject to approvals. Steps to Summerhill, ravine trails, and top public/private schools. Property and contents sold "as-is, where-is."					
Inclusions: All ELF's, window treatments, appliances and mechanics, as-is where-is.					
Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 416-637-8000					



8 Edgewood Cres		Sold: \$2,725,000	
Toronto Ontario M4W 3A9		List: \$2,999,000	
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$13,633.42/2024		For: Sale	% Dif: 91
Sold Date: 11/09/2025			
SPIS: N	Last Status: SLD	DOM: 54	
Detached	Fronting On: W	Rms: 12	
Link: N	Acreage:	Bedrooms: 5	
2 1/2 Storey	30.25 x 147 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x3rd	
Dir/Cross St: Chorley Park Directions: Chorley Park			

MLS#: C12407278	PIN#: 103930932
Legal: Plan E415 Lot 5	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished / Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Right Of Way	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Other	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Lot Size Source: GeoWarehouse	Exterior Feat: Privacy, Porch	Sale Price:
Roof: Not Applicable	Interior Feat: Other	Farm/Agr:
Foundation: Not Applicable		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 11.25	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	15.49	x 9.84	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	15.91	x 11.68	Family Size Kitchen	Breakfast Bar	W/O To Garden
4	Family	Main	13.68	x 9.42	Hardwood Floor	Open Concept	Combined W/Kitchen
5	Prim Bdrm	2nd	17.26	x 21.42	Hardwood Floor	Fireplace	B/I Bookcase
6	2nd Br	2nd	10.43	x 10.33	Hardwood Floor	Closet	Window
7	Office	2nd	10.24	x 10.99	Hardwood Floor	Window	Combined W/Br
8	3rd Br	2nd	14.07	x 9.84	Hardwood Floor	Balcony	Closet
9	Laundry	2nd	4.66	x 6.99			
10	4th Br	3rd	10.6	x 21.65	Hardwood Floor	Closet	Window
11	5th Br	3rd	11.68	x 21.59	Hardwood Floor	Closet	Vaulted Ceiling
12	Exercise	Bsmt	14.24	x 10.01	Concrete Floor		

Client Remks: Welcome to this beautifully detached home in prime North Rosedale, with 5 BR + office, perfectly situated on a quiet, family-friendly street with gorgeous curb appeal. Sitting on a 30 x 147 foot lot, 3790 sq ft including lower level, this elegant residence combines timeless charm with modern updates. Step onto the expansive front porch and into a spacious front foyer featuring hardwood floors and tasteful details throughout. The sun-filled living room is adorned with bay windows and pot lights, gas fireplace creating a warm and inviting space. The main floor boasts an open-concept layout that seamlessly connects the kitchen, dining, and family room areas, perfect for both everyday living and entertaining. The gourmet Chefs kitchen with breakfast bar includes stainless steel appliances, Sub-Zero fridge, Wolf range, Miele dishwasher, a separate pantry, and a walk-out to the private backyard oasis. Upstairs, the second floor offers a serene primary bedroom with a charming seating area, custom cabinetry, bay windows, and a cozy fireplace. Two additional bedrooms, one with an adjoining office and a convenient second-floor laundry room completes this level. The third-floor features two more bright and spacious bedrooms and an additional four-piece bathroom ideal for children or guests. The lower level offers an unfinished basement with endless potential, perfect for creating a gym, rec room, nanny suite or extra storage space. The backyard is a private, fully enclosed oasis with mature trees ideal for relaxing or outdoor entertaining & 2 car parking. Located in one of Toronto's most sought-after neighbourhoods, you're steps from top-rated schools including Whitney Public School, Branksome and OLPH, as well as Summerhill Market, Chorley Park, and the Evergreen Brick Works. This is a rare opportunity to enjoy the finest of Rosedale living in a beautifully maintained home on a charming, peaceful street.							
Inclusions: Sub-Zero fridge, Wolf stainless steel gas stove, Miele dishwasher, LG washer & Maytag dryer. All light fixtures.							
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888							



130 Glen Rd Toronto Ontario M4W 2W3 Toronto C09 Rosedale-Moore Park Toronto			Sold: \$2,550,000 List: \$3,295,000
Taxes: \$14,034/2024	For: Sale	% Dif: 77	
Sold Date: 10/10/2025			
SPIS: N	Last Status: SLD	DOM: 29	
Detached	Fronting On: W	Rms: 12 + 2	
Link: N	Acreage:	Bedrooms: 5 + 1	
3-Storey	28.5 x 128.5 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 1x5x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Glen Rd & Binscarth Directions: Glen Rd & Binscarth			

MLS#: C12398634 PIN#: 211160165 Legal: Pt Lt 22 Pl 528 Rosedale as in CA744131 firstly & thirdly; T/W & S/T CA744131 except the Easement firstly therein; City of Toronto			
Kitchens: 1 Fam Rm: Y Basement: Separate Entrance / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: 100+ Year Built: 1911 Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine, School Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Storage Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Y Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Rec	Bsmt	17.88	x 9.28	Tile Floor	Closet	B/I Shelves
2	Br	Bsmt	13.09	x 7.97	Vinyl Floor		
3	Living	Ground	16.27	x 13.09	Hardwood Floor	Large Window	Fireplace
4	Dining	Ground	22.15	x 10.07	Combined W/Family	Hardwood Floor	Open Concept
5	Breakfast	Ground	14.11	x 6.07	O/Looks Backyard	Sliding Doors	W/O To Deck
6	Kitchen	Ground	16.27	x 8.79	Stone Counter	Stainless Steel Appl	Hardwood Floor
7	Prim Bdrm	2nd	18.08	x 10.79	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
8	Prim Bdrm	2nd	18.08	x 10.79	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
9	3rd Br	2nd	10.99	x 15.98	Hardwood Floor	Fireplace	
10	4th Br	3rd	17.09	x 14.27	Hardwood Floor	W/I Closet	Large Window
11	5th Br	3rd	19.98	x 14.27	Hardwood Floor	O/Looks Backyard	W/I Closet
12	Laundry	3rd	8.99	x 5.28	Tile Floor	Stone Counter	

Client Remks: Nestled in the heart of North Rosedale on one of Toronto's most iconic streets, stunning detached 4+1 bedroom, 4 bath home on a 28.5 x 128.5 ft lot is the perfect blend of sophisticated design and family friendly comfort. Thoughtfully reimaged by the current owners, the home offers exceptional flow, abundant natural light, and flexible living spaces for modern families. Main floor is a showstopper, w floor to ceiling west facing sliding door that lead to the backyard and bathes the open concept living/dining areas in sunlight throughout the day. Gorgeous hardwood floors run throughout, complementing the elegant wood-burning fireplace and the beautifully updated eat-in kitchen featuring stainless steel appliances, a breakfast bar, and exceptional storage. Perfect for entertaining, open concept dining area easily accommodates holiday gatherings or casual family dinners, while the adjacent formal living room creates a cozy and refined atmosphere. Second floor offers a primary retreat with a 5-piece ensuite, walk-in closet, and additional built-in storage. Across the hall, a second spacious bedroom with built-in storage and a home office nook is then next door to a welcoming family room, complete with a second wood-burning fireplace. The family room could easily be converted into a fifth bedroom if desired. Third floor features two more light filled, generously sized bedrooms with built-in closets that share a beautifully renovated 4-piece bathroom. Laundry area completes this upper level, adding to the homes exceptional functionality. Lower level is home to an entertainment room, ample storage and a potential bedroom. Complimented by the side entrance to the home, this space offers an ideal setup for a nanny suite or guest room. Outside, the fully fenced in private west-facing backyard features a sun soaked deck complimented by a seasonal tree canopy and an integrated stonework below. The backyard also provides convenient access to a spacious one-car garage.

Inclusions: Located within walking distance to Chorley Park, Rosedale Park, and the extensive Beltline Trail system, this home is ideally situated in the highly coveted Whitney PS and OLPH school districts, and close to top private schools and Mooredale House. Enjoy the charm of nearby Summerhill shops, local dining on Yonge Street, and convenient TTC access. Only 15 minutes to the Financial District, this is an incredible opportunity to own in one of the city's most sought-after neighbourhoods. An extraordinary home in a location that defines Toronto living. This is your chance to lay down roots, grow, and create a lifetime of memories in North Rosedale. Inclusions: Washer, dryer, dishwasher, fridge, stove, all elfs, fireplace grate and tools, shelving in garage and utility room, firewood rack.

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



49 Roxborough St Toronto Ontario M4W 1V5 Toronto C09 Rosedale-Moore Park Toronto			Sold: \$3,925,000 List: \$3,925,000		
Taxes: \$16,876.46/2025		For: Sale		% Dif: 100	
Sold Date: 09/06/2025					
SPIS: N		Last Status: SLD		DOM: 2	
Detached		Fronting On: S		Rms: 8 + 1	
Link: N		Acreage:		Bedrooms: 3	
3-Storey		45 x 100 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 2x3x2nd, 1x1xLower	
Dir/Cross St: Yonge Street/Roxborough Street					
Directions: Yonge Street/Roxborough Street E					

MLS#: C12381772 **PIN#:** 211100116
Legal: PT LT 25-26 PL 84E TORONTO AS IN CA347482; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Partially Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Other, Park, Public Transit, Rec Centre, School Interior Feat: Other Security Feat: Alarm System	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 1991 Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.5	x 11.42	Tile Floor	W/O To Garden	Breakfast Area
2	Dining	Main	13.25	x 10.5	Hardwood Floor	Fireplace	Combined W/Living
3	Living	Main	16.83	x 11.52	Hardwood Floor	Bay Window	W/O To Garden
4	Breakfast	Main	17.65	x 10.17	Tile Floor	Combined W/Kitchen	W/O To Terrace
5	Powder Rm	Main	6.99	x 3.51	Hardwood Floor	2 Pc Bath	
6	Br	2nd	20.93	x 13.75	Hardwood Floor	3 Pc Ensuite	Bay Window
7	Bathroom	2nd	7.91	x 5.68	Hardwood Floor	3 Pc Bath	Separate Shower
8	Family	2nd	16.99	x 15.42	Hardwood Floor	Bay Window	B/I Shelves
9	Bathroom	2nd	9.55	x 7.41	Hardwood Floor	Soaker	3 Pc Bath
10	2nd Br	3rd	15.75	x 14.6	Hardwood Floor	Closet	South View
11	3rd Br	3rd	15.85	x 10.33	Hardwood Floor	W/O To Terrace	South View
12	Laundry	Lower	16.08	x 9.91	Laundry Sink	2 Pc Bath	Closet

Client Remks: Welcome to this most iconic ivy clad stone home in prime heritage Southwest Rosedale. The original house was built circa 1905 and later had a first and second floor addition undertaken. The property enjoys a private driveway. This majestic home is set well back on its property of 45' x 100'. The property is on a south lot with a lovely outdoor terrace and steps down to a manicured English garden. The private terrace and garden enjoy a lovely water feature with a small pond. There is a charming garden shed that frames the back of the garden. On the main floor are found the kitchen and open eat in area with a box bay window and with excellent circular flow to the dining room with hardwood floors and fireplace. The living room is at the rear and overlooks the garden. There are French doors from the kitchen and the living room out to the flagstone terrace. The kitchen also enjoys pretty views of the front garden. On the main floor is a powder room. For the romantics there is a covered front porch with ionic columns and a built-in swing overlooking the front of the property. On the second floor is the large family room with south exposure and lush treed views. On the second floor is the primary bedroom with a sitting area and a 3-piece bathroom. There is a large walk-in closet opposite to the primary bedroom. In addition, there is another three-piece bathroom on the second floor with a free-standing bathtub. On the third floor are two bedrooms both overlooking the rear garden. There is excellent ceiling height in both bedrooms. From the east bedroom there is access to the rooftop that could be used as a terrace. The lower-level laundry room has a one-piece bathroom with a laundry sink, furnace and storage area. Nearby, are fabulous restaurants, amazing specialty shops, parks, and an easy stroll to the TTC. This special offering is often admired & offers a wonderful opportunity for those seeking one of the very few stone homes in Rosedale to customize to their own liking.

Inclusions: See Schedule C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



11 Hawthorn Ave Toronto Ontario M4W 2Z1 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$21,194.01/2024 For: Sale % Dif: 96 Sold Date: 09/05/2025 SPIS: N Last Status: SLD DOM: 51			Sold: \$4,275,000 List: \$4,498,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 35 x 150 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 Washrooms: 5 2x3, 1x4, 2x2xMain	Dir/Cross St: Maple/Hawthorn Directions: Maple/Hawthorn

MLS#: C12287948 **PIN#:** 211130078
Legal: Plan M-16, Part Lot 57

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Open Floor Plan 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		
1	Living	Main	14.99	x 12.66	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	14.83	x 10.99	Hardwood Floor	Bay Window	B/I Shelves
3	Kitchen	Main	16.01	x 11.58	Modern Kitchen	Renovated	Breakfast Area
4	Family	Main	9.84	x 12.5	Hardwood Floor	Skylight	Open Concept
5	Prim Bdrm	2nd	14.99	x 24.67	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
6	2nd Br	2nd	8.99	x 12.01	Hardwood Floor	Closet	O/Looks Backyard
7	Office	2nd	8.5	x 12.34	Wood Floor	O/Looks Backyard	Window
8	3rd Br	3rd	11.84	x 16.01	Broadloom	Closet	Led Lighting
9	4th Br	3rd	11.84	x 16.01	Broadloom	Closet	Led Lighting
10	Rec	Bsmt	25.82	x 15.42	Heated Floor	3 Pc Bath	Laundry Sink
11	Laundry	Bsmt	6.99	x 2.26	Heated Floor		
12	Foyer	Main	14.4	x 12.07	Hardwood Floor	2 Pc Bath	

Client Remks: Nestled in prime South Rosedale & featured in 'Style at Home' Magazine this stunning 4BR plus office, 5-bathroom family home sits on a rare 35 by 150-foot pool size lot & offers over 3800 sqft of elegant living space incl LL. With gorgeous curb appeal on one of Rosedale's most sought-after family-friendly streets, this residence blends timeless charm with modern luxury. The welcoming front foyer features a beautifully appointed 2-piece bathroom, with rich oak hardwood floors extending throughout the home. The open-concept living & dining area boasts bay windows, a wood-burning fireplace, exquisite leaded glass windows, and custom built-in bookcases. A spectacular walnut chef's kitchen serves as the heart of the home, featuring a long breakfast island, marble countertops, a Butler's pantry and an open flow to a cozy sitting area and breakfast nook overlooking the private deep backyard oasis, perfect for entertaining. A convenient & functional mudroom with built-in closets provides direct access to the outdoors. The 2nd floor offers a luxurious and spacious primary bedroom with large sitting area, brand new ensuite bathroom, bay windows, & ample storage. A bright 2nd bedroom features an artisan tin ceiling, while a light-filled office includes wraparound windows & a built-in walnut entertainment unit overlooking the backyard. A charming sitting area on 2nd floor landing perfect for a reading nook, & a brand new two-piece bathroom complete this level. The 3rd floor has 2 beautiful bedrooms, both with broadloom, large windows, closets, & LED lighting. A luxurious 4-piece bathroom features marble finishes & heated floors. The finished basement offers heated floors, built-in speakers, a spacious laundry room, abundant storage, & a large rec room-perfect for family activities or entertaining. Located in one of Toronto's most prestigious neighborhoods, this home is close to the TTC, DVP, downtown, and top-rated schools, including Branksome Hall and Rosedale Public School.

Inclusions: INCLUSIONS: All Window Coverings, All Electrical Light Fixtures, 6 Burner Stainless Steel Wolf Stovetop and Oven Faber Exhaust, Subzero Fridge/Freezer, Built-in Miele Microwave, Miele Dishwasher, Electrolux Washer/Dryer, LG Refrigerator in basement.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888



105 Roxborough Dr Toronto Ontario M4W 1X3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$25,156.34/2025 For: Sale % Dif: 103 Sold Date: 07/04/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$4,750,000 List: \$4,595,000
Detached Link: N Bungalow	Fronting On: S Acreage: 112 x 152 Feet Irreg:	Rms: 7 + 1 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x3xMain, 1x4xMain, 1x4xLower	Dir/Cross St: Roxborough Dr and Mt Pleasant Directions: Just West of the roundabout

MLS#: C12257758 **PIN#:** 211160064
Legal: BLK A, B PL 797E TORONTO; PT LT 49-50 PL 528 ROSEDALE AS IN CA678037; S/T EM55652E; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fireplace/Stove, Park, Ravine, School, Sloping, Wooded/Treed Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Countertop Range, Generator - Full, On Demand Water Heater, Storage Area Lockers, Sump Pump, Ventilation System, Water Heater, Water Heater Owned, Water Purifier, Water Softener Security Feat: Alarm System, Monitored	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Other, Open Floor Plan Included In Fence - Partial, Storage Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Mudroom		0	0	Closet
2	Foyer	Main	15.16	x 14.99	Marble Floor
3	Prim Bdrm	Main	17.75	x 14.99	Hardwood Floor
4	2nd Br	Main	17.49	x 10.5	Broadloom
5	Family	Main	16.93	x 14.83	Hardwood Floor
6	Kitchen	Main	18.41	x 10.99	Hardwood Floor
7	Living	Main	27.66	x 18.41	Hardwood Floor
8	Dining	Main	27.66	x 18.41	Hardwood Floor
9	Sunroom	Main	19.29	x 10.27	Tile Floor
10	Great Rm	Lower	27.26	x 17.42	Tile Floor
11	Rec	Lower	27.26	x 17.42	Combined W/Great Rm
12	Laundry	Lower	8.66	x 6.73	Tile Floor
13	Utility	Lower	28.84	x 8.99	Tile Floor

Client Remks: One of Rosedale's most special properties a rare urban oasis welcome to a truly exceptional residence in the heart of coveted Rosedale, a private, sun-drenched oasis just minutes from downtown Toronto. This breathtaking bungalow combines luxurious design with the ease of one-level living, ideal for those seeking the elegance of a freehold home without the compromises of a condo. Step inside to soaring vaulted ceilings and an abundance of natural light streaming through multiple skylights. The open, airy layout is enhanced by beautiful finishes and timeless architectural details. Three cozy fireplaces provide warmth and ambiance throughout the seasons. The entire home opens seamlessly onto a spectacular, professionally landscaped backyard serene retreat featuring an in-ground concrete saltwater pool, lush gardens, and multiple outdoor entertaining areas. It's a true escape, perfect for both relaxing and entertaining. Enjoy the ease of bungalow living with no need for stairs, while being just steps from Rosedale Park, scenic ravine trails, and the boutique shops and cafes of Summerhill. Whether you're downsizing without compromise or simply seeking peace and privacy in the city, this is a rare opportunity to own a signature unrated property in one of Toronto's most prestigious neighbourhoods. Just move in and enjoy!

Inclusions: All appliances thermador stainless steal appliance, washer and dryer all window coverings, all light fixtures, mirrors in bathrooms, all pool related equipment hepa air filtre, built in humidifier system, generator, on demand hot water system

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



45 South Dr Toronto Ontario M4W 1R3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$19,927.96/2025 For: Sale % Dif: 92 Sold Date: 09/11/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$4,700,000 List: \$5,125,000
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 123.58 x 58.75 Feet Irreg: Frontage measured on the curve	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2x2nd, 1x5x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Park Rd and South Dr Directions: Corner of Park Rd and South Dr			

MLS#: C12378216 **PIN#:** 211150032
Legal: PT LT 1, 7 PL 24E TORONTO AS IN AT1850135, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1890 Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Cedar Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 19.59	Gas Fireplace	Hardwood Floor	W/O To Garden
2	Dining	Main	14.5	x 14.17	Formal Rm	Hardwood Floor	O/Looks Garden
3	Kitchen	Main	18.5	x 14.34	Stainless Steel Appl	Pantry	Stone Counter
4	Library	2nd	14.5	x 12.99	Panelled	B/I Bookcase	Hardwood Floor
5	Prim Bdrm	2nd	14.99	x 14.99	5 Pc Ensuite	W/I Closet	O/Looks Garden
6	2nd Br	3rd	12.99	x 13.68	W/I Closet	B/I Bookcase	O/Looks Garden
7	3rd Br	3rd	10.99	x 14.34	Double Closet	Broadloom	O/Looks Garden
8	Rec	Lower	14.17	x 21.59	Skylight	Gas Fireplace	B/I Shelves
9	4th Br	Lower	14.17	x 21.59	Double Closet	B/I Shelves	3 Pc Ensuite

Client Remks: An exquisite South Rosedale jewel where timeless architecture meets refined modern luxury. This exceptional Rosedale residence is truly a rare gem. Nestled in one of the neighbourhoods most coveted and picturesque enclaves, the home exudes understated elegance and superior craftsmanship. Every detail has been thoughtfully designed and is move-in ready. Superb principal rooms, including the formal living room with a stately fireplace and French doors that lead to the courtyard. The primary bedroom is a heavenly retreat with extensive closets and the sublime 5-piece ensuite. Bright and spacious additional bedrooms, and a luxurious wood panelled library. The finished lower level offers more beautiful and functional space. The homes layout is versatile and welcoming, offering generous space for entertaining or quiet retreat. The home boasts an abundance of natural light, enhanced by serene walled gardens creating an atmosphere of privacy and calm rarely found in the heart of the city. Additional features include a garage and private driveway, immaculate landscaping, and proximity to the best of the city: walk to Yonge/Bloor, the TTC subway, and top-tier schools including Branksome Hall around the corner. This property is undeniably special, much admired, and offers an elegant lifestyle.

Inclusions: All stainless steel kitchen appliances including: Sub-Zero refrigerator, Ultraline Gas Stove, Vent-a-hood kitchen exhaust, Miele Dishwasher, Panasonic microwave. Maytag washer and dryer. Two (2) mounted televisions and associated wall brackets. All window coverings where present. All electric light fixtures (except as noted in exclusions).

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



1 Hawthorn Ave Toronto Ontario M4W 2Z1 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$20,915.05/2024 For: Sale % Dif: 91 Sold Date: 07/07/2025 SPIS: N Last Status: SLD DOM: 48			Sold: \$5,000,000 List: \$5,495,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 37 x 150 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2x3rd, 1x3xLower	Dir/Cross St: Hawthorn Ave/Dale Ave Directions: Hawthorn Ave/Dale Ave

MLS#: C12161601 **PIN#:** 211130082
Legal: PCL 54-2 SEC M16; PT LT 54 E/S HAWTHORNE AV PL M16 TORONTO BEING THE SLY 37 FT FROM FRONT TO REAR; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Fan Coil / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3000-3500 Roof: Slate Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: Indoor Prop Feat: Family Room, Fireplace/Stove, Other, Park, Public Transit, Ravine, Wooded/Treed Interior Feat: Other	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.59	x 12.34	Hardwood Floor	O/Looks Family	Modern Kitchen
2	Dining	Main	16.08	x 12.07	Hardwood Floor	Bay Window	Moulded Ceiling
3	Living	Main	15.75	x 13.68	Hardwood Floor	Fireplace	Stained Glass
4	Family	Main	18.18	x 11.68	Hardwood Floor	Walk-Out	East View
5	Breakfast	Main	10.6	x 10.24	Hardwood Floor	Bay Window	South View
6	Prim Bdrm	2nd	19.42	x 12.24	Hardwood Floor	4 Pc Ensuite	W/I Closet
7	Bathroom	2nd	10.76	x 9.68	Renovated	4 Pc Bath	Soaker
8	2nd Br	2nd	16.17	x 12.17	Hardwood Floor	Closet	North View
9	3rd Br	2nd	16.17	x 11.09	Hardwood Floor	Closet	Fireplace
10	4th Br	2nd	11.25	x 9.58	Hardwood Floor	Closet	South View
11	Bathroom	2nd	10.76	x 6.92	Renovated	3 Pc Bath	Tile Floor
12	Loft	3rd	19.32	x 16.08	Hardwood Floor	2 Pc Bath	
13	Bathroom	3rd	7.58	x 6.5	Hardwood Floor	2 Pc Bath	Window
14	Rec	Lower	23.43	x 16.77	3 Pc Bath	Closet	
15	Laundry	Lower	11.68	x 8.23	Tile Floor	Laundry Sink	Closet
16	Bathroom	Lower	8.43	x 6.82	Tile Floor	Separate Shower	3 Pc Bath

Client Remks: Welcome to this exquisite South Rosedale Victorian family home, recently renovated while retaining the glorious ceiling height for an abundance of natural light. Created and transformed by the current owners in a very tasteful, cool and high-end contemporary feel and look. A marvellous blend of old meshing with new. The ideal family location for schools, parks, and everything Rosedale has to offer. Enjoy the private in-ground pool with Ipe wood decking and Japanese-inspired landscaping. The outdoor seating area has plenty of room for a separate lounge & al fresco dining area for entertainment & outdoor fun. The garden has a spa-inspired Zen feeling with an abundance of tranquility. Exterior lighting makes this garden even more enjoyable in the evening. The interior is filled with clean lines & high-end finishes. Enjoy the gourmet kitchen which opens to the family room overlooking the pool. The primary bedroom was renovated in 2018 along with the other bathroom on the second floor. The primary is self-contained and sizeable with numerous built-ins and a hidden walk-in closet. The primary suite also contains a contemporary 4-piece marble-clad ensuite. There are another 4 bedrooms & glorious family bath. The third floor is a multi-functional space which can be used as, or converted into anything you can dream up. It also has a 2-piece bathroom already there to expand on. The lower level is finished with a games room, 3-piece laundry and 3-piece bathroom as well as plenty of storage space. Contemporary two-car garage completely re-built featuring live-roof. South fencing completed to match garage at the same time with exterior lighting. A must-see South Rosedale masterpiece.

Inclusions: See Schedule C

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



34 South Dr			Sold: \$5,890,000
Toronto Ontario M4W 1R1			List: \$5,995,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$20,813.57/2025		For: Sale	% Dif: 98
Sold Date: 11/14/2025			
SPIS: N	Last Status: SLD	DOM: 46	
Detached	Fronting On: E	Rms: 10	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	35.5 x 215 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd	
Dir/Cross St: South & Crescent Directions: South of Crescent			

MLS#: C12433557 **PIN#:** 211150051
Legal: Pt Villa Lt 30 Pl 104 Toronto As In Ca400977; 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: 100+ Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private, Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School Exterior Feat: Deck, Hot Tub, Landscaped, Lawn Sprinkler System, Privacy Interior Feat: Atrium	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Other Unknown Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 18.77	Gas Fireplace	Marble Floor	2 Pc Bath
2	Living	Main	18.18	x 14.6	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.42	x 19.75	Hardwood Floor	Window	Recessed Lights
4	Kitchen	Main	15.16	x 16.5	Centre Island	Breakfast Bar	B/I Appliances
5	Family	Main	14.6	x 12.4	Open Concept	Coffered Ceiling	Hardwood Floor
6	Sunroom	Main	14.24	x 17.16	W/O To Garden	Skylight	O/Looks Pool
7	Prim Bdrm	2nd	19.42	x 16.67	5 Pc Ensuite	B/I Closet	Hardwood Floor
8	Exercise	2nd	9.25	x 12.66	Large Window	O/Looks Pool	Recessed Lights
9	2nd Br	2nd	12.99	x 18.77	W/I Closet	Bay Window	Hardwood Floor
10	3rd Br	2nd	9.15	x 9.15	Window	Wainscoting	Hardwood Floor
11	Laundry	Lower	18.21	x 8.79	B/I Shelves	Laundry Sink	Recessed Lights
12	Utility	Lower	14.6	x 9.81	Window	Concrete Floor	

Client Remks: Step into the welcoming cobblestone front courtyard of this expansive 35.5 x 215 ft lot with backyard pool oasis in coveted South Rosedale, through the discreet electric gate, and be transported into a timeless masterpiece of supremely stylish living. This home is worthy of the highest pedigree of taste, and has been exquisitely renovated to provide an urban oasis that pays homage to world-class style and easy yet grand indoor and outdoor entertaining. Picture perfect for empty nesters and small families in its current form, this special home also has the flexibility to expand a 3rd floor if you are or plan to become a larger family. The location, lot size and resort-like outdoor oasis would be most worth it. Distinct curated living spaces with seamless transitions and luxurious fit and finishes abound. Greet family and friends in the formal side centre hall. Open the artisan French doors and relax in the front parlour. Dinner party in the dining room. Spend countless hours in the magnificent chef's kitchen and family room that overlook the sublime sunroom with domed glass ceiling and French door walk-out. The primary bedroom is enormous and boasts a 5-piece ensuite, wall-to-wall built-in wardrobes, and a flexible rear room that is currently a gym but could become a nursery, enviable walk-in closet and/or extra laundry zone. The front bedroom with walk-in closet is generous and the 3rd bedroom/den is well-suited for guests. The lower level provides laundry, a dog wash and lots of storage. Outdoors, the property transforms into a retreat. Lush landscaping frames the stone patio, large composite deck, pool, hot tub, and fire table lounge. The extraordinary pool house - complete with wet bar, Murphy bed, bathroom, and laundry - offers the ultimate in guest comfort or private escape. All located steps to Rosedale Jr and Branksome Hall and close to Summerhill Market as well as the amenities of Yonge St. 34 South Drive is magazine-worthy and best appreciated in person.

Inclusions: Miele Fridge, Thermador induction cooktop, JennAir double oven, Miele dishwasher, KitchenAid bar fridge, KitchenAid double fridge drawers, garbarator, basement Koolspace wine fridge, basement GE fridge, LG washer & dryer, stove pot filler, dog bowl pot filler, Biobedet toilet, 2 gas fireplaces, electric front gate, outdoor security cameras, Ring doorbell, all pool equipment, Jacuzzi hot hub, gas firetable, pool house GE dishwasher & bar fridge, all electric light fixtures, all window coverings, irrigation system

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



74 Chestnut Park Rd
Toronto Ontario M4W 1W9
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$21,039.03/2025 **For:** Sale **% Dif:** 98
Sold Date: 10/22/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$7,100,000
List: \$7,250,000
Fronting On: N
Acreage: 53.83 x 145 Feet
Irreg: rear width 68.83ft, east depth 149.17ft
Rms: 13 + 5
Bedrooms: 7
Washrooms: 5
 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3x3rd, 1x1xBsmt
Dir/Cross St: B/N Yonge & Mt Pleasant Off Of Roxborough St E
Directions: Located at Thornwood Rd & Chestnut Park Rd

MLS#: C12466955 **PIN#:** 211190145
Legal: PT LT 18 CON 2 FTB TWP OF YORK; PT LT 26-27 PL 233E TORONTO AS IN EM86338; S/T EXECUTION 00-002511, IF ENFORCEABLE; S/T EXECUTION 80-009330, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1903 Yr Built Source: Estimated Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, River/Stream, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1972 Survey Type: Available Spec Desig: Heritage
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Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.51	x 6.76	Hardwood Floor	Separate Rm	Wainscoting
2	Common Rm	Main	16.7	x 14.67	Scarlet Ohara Stairs	Hardwood Floor	Wall Sconce Lighting
3	Living	Main	17.62	x 25.95	Bay Window	Fireplace	Stained Glass
4	Dining	Main	17.55	x 14.67	Hardwood Floor	Bay Window	Moulded Ceiling
5	Family	Main	17.45	x 15.81	Bay Window	Fireplace	Hardwood Floor
6	Mudroom	In Betwn	10.47	x 6.56	W/O To Yard		
7	Kitchen	Main	16.37	x 12.6	Centre Island	Large Window	Pantry
8	Breakfast	Main	8.3	x 10.07	Wood Floor	B/I Shelves	Beamed
9	Prim Bdrm	2nd	20.14	x 15.85	Bay Window	Fireplace	Semi Ensuite
10	2nd Br	2nd	13.68	x 12.63	Semi Ensuite	Window	
11	Great Rm	2nd	16.08	x 25.95	Fireplace	Bay Window	French Doors
12	4th Br	2nd	17.52	x 14.63	Wood Floor	Bay Window	O/Looks Backyard
13	5th Br	3rd	12.5	x 9.22	Hardwood Floor	Window	Closet
14	Br	3rd	10.7	x 11.42	Combined W/Kitchen	Closet	Window
15	Br	3rd	14.4	x 10.4	Hardwood Floor	Window	Closet
16	Br	3rd	11.75	x 16.86	Hardwood Floor	Window	Closet
17	Rec	Bsmt	17.68	x 25.95	Concrete Floor	Above Grade Window	
18	Workshop	Bsmt	17.52	x 12.63	Concrete Floor	Above Grade Window	
19	Laundry	Bsmt	16.37	x 12.6	Laundry Sink	Above Grade Window	Ensuite Bath
20	Other	Bsmt	17.98	x 10.24	B/I Closet	Above Grade Window	
21	Utility	Bsmt	25.23	x 15.65	Above Grade Window		

Client Remks: Set on one of Rosedale's most coveted and quietly prestigious streets, 74 Chestnut Park Road represents a once-in-a-generation opportunity to reimagine a grand family home in Toronto's most storied neighbourhood. Built in 1903 by well-known architects Langley & Langley, this stately residence rests on an expansive +8,000 sq.ft. corner lot, offering remarkable width, privacy, and presence. With gracious proportions, high ceilings, and enduring architectural integrity, the home provides a rare canvas for those with the vision to restore, renew, or completely reimagine a landmark property. Extensive front and back gardens and a bricked patio lie behind a century old brick wall and large detached double car garage and private driveway. Its character and scale evoke an era of craftsmanship seldom replicated today, while its setting, just moments from Yonge Street, top schools, parks, and ravines, anchors it among Rosedale's finest addresses. A truly exceptional opportunity, properties of this calibre and potential are increasingly scarce. Prompt viewing is recommended.

Inclusions: All electric light fixtures (except those excluded), all existing window coverings, 2nd floor family room built-in wall unit, existing kitchen appliances, washer, dryer, (all as-is), mailbox, natural gas generator, fireplace grates, hardware in basement (door knobs, window locks, hinges, hooks etc), storage units in garage.

Listing Contracted With: FREEMAN REAL ESTATE LTD. 416-535-3103



68 Rowanwood Ave			Sold: \$7,000,000
Toronto Ontario M4W 1Y9			List: \$7,499,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$27,765.42/2025		For: Sale	% Dif: 93
Sold Date: 09/20/2025			
SPIS: N	Last Status: SLD	DOM: 17	
Detached	Fronting On: N	Rms: 13 + 3	
Link: N	Acreage:	Bedrooms: 6 + 2	
2 1/2 Storey	45.14 x 147.18 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x5x2nd, 1x3x3rd,	
	irregular as per survey	1x3xBsmt	
Dir/Cross St: Yonge/Rowanwood Directions: Rowanwood- East of Cluny			

MLS#: C12377059 **PIN#:** 211190262
Legal: PT LT 49-50 PL 365E TORONTO PT 1 & 3, 63R1970; S/T & T/W CA749102; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: Survey Roof: Asphalt Shingle, Flat, Metal Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free, Bar Fridge, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2005 Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Double Closet	Crown Moulding	2 Pc Bath
2	Living	Main	17.16	x 14.5	Crown Moulding	Gas Fireplace	Walk-Out
3	Dining	Main	14.99	x 14.5	Broadloom	Walk-Out	Built-In Speakers
4	Kitchen	Main	13.58	x 12.01	Centre Island	Marble Counter	Eat-In Kitchen
5	Breakfast	Main	14.67	x 15.26	Walk-Out	B/I Shelves	Hardwood Floor
6	Family	Main	13.85	x 13.68	Gas Fireplace	Built-In Speakers	Walk-Out
7	Prim Bdrm	2nd	16.4	x 18.5	W/I Closet	5 Pc Ensuite	W/O To Balcony
8	Family	2nd	13.85	x 13.68	Gas Fireplace	B/I Shelves	Open Concept
9	Office	2nd	14.99	x 9.32	Hardwood Floor	B/I Shelves	Hardwood Floor
10	2nd Br	3rd	15.32	x 12.01	Hardwood Floor	Closet	Window
11	3rd Br	3rd	14.07	x 15.26	Hardwood Floor	Closet	Window
12	4th Br	3rd	14.99	x 12.07	Hardwood Floor	Closet	Juliette Balcony
13	5th Br	3rd	10.01	x 16.08	Gas Fireplace	Juliette Balcony	B/I Shelves
14	Rec	Lower	17.75	x 19	Pot Lights	Hardwood Floor	Window
15	Laundry	Lower	5.41	x 8.83	B/I Shelves	Tile Floor	Laundry Sink
16	Br	Lower	15.75	x 13.68	Hardwood Floor	Double Closet	Above Grade Window
17	Exercise	Lower	18.41	x 10.33	Hardwood Floor	Double Closet	Above Grade Window

Client Remks: Exquisitely renovated South Rosedale Residence located on a coveted street, just a short stroll from Yonge St. This distinguished, designer's own home exudes timeless elegance & thoughtful design on every level & was reimagined by Baldwin & Franklin Architects with a substantial addition & renovation. A wide 45 ft lot with private drive, detached 2 car garage & stunning landscaping by Janet Rosenberg plus over 5000 sq ft of living space make this home perfectly turnkey for family living. A beautiful home made for entertaining with large principal rooms & gracious proportions. The sun-filled, south-facing living & dining rooms are anchored by a carved limestone gas fireplace, a bay window & a walk out to the manicured front garden a truly serene setting. The kitchen is appointed with high-end appliances, marble countertops & a large centre island. Enjoy the open-concept breakfast area & family room - an ideal setting for hosting. The 2nd level features a luxurious primary retreat with a walk-in closet, a 5-pc spa like ensuite bath & a private terrace. A secondary family room with a gas fireplace along with a beautifully appointed office with custom built-ins, complete this sophisticated level. The 3rd floor features generously proportioned bedrooms, a 3-pc bathroom & a flexible bonus space usable as a 5th bedroom, homework zone, or office. The fully finished lower level has a spacious rec room, a wine cellar equipped with 4 full-sized wine fridges, a laundry room & 2 additional rooms could be used as bedrooms or as an exercise room. Step outside into your private, beautifully landscaped backyard by Janet Rosenberg an entertainers dream with a flagstone patio with seating area, a manicured yard, accent lighting & mature trees lining the perimeter for privacy. Ideally

located walking distance to local shops & restaurants, Branksome & Rosedale Ps, TTC, beautiful Ravine trails & Parks. A true Rosedale classic- rare in scale, rich in character & designed for modern living.
Inclusions: SEE SCH C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191



88 Binscarth Rd Toronto Ontario M4W 1Y4 Toronto C09 Rosedale-Moore Park Toronto		Sold: \$7,200,000 List: \$7,695,000
Taxes: \$26,980/2024	For: Sale	% Dif: 94
Sold Date: 08/10/2025		
SPIS: N	Last Status: SLD	DOM: 81
Detached	Fronting On: N	Rms: 12 + 2
Link: N	Acreage:	Bedrooms: 6 + 1
2 1/2 Storey	50 x 150.5 Feet	Washrooms: 6
	Irreg:	1x2xMain, 1x5x2nd, 3x4x2nd, 1x3x3rd
Dir/Cross St: Glen Rd and Binscarth Rd Directions: Glen Rd and Binscarth Rd		

MLS#: C12161757 **PIN#:** 103940160
Legal: LT 4 PL 528 TORONTO (ROSEDALE); TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 100+ Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 6 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, Rec Centre Interior Feat: Central Vacuum	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 19	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	16.08	x 16.08	Crown Moulding	Hardwood Floor	Bow Window
3	Kitchen	Main	19.59	x 10.83	Centre Island	Breakfast Area	Stone Counter
4	Breakfast	Main	10.83	x 6.59	Skylight	Hardwood Floor	O/Looks Backyard
5	Prim Bdrm	2nd	20.41	x 17.65	Combined W/Sitting	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	14.34	x 14.07	Hardwood Floor	Large Window	4 Pc Ensuite
7	3rd Br	2nd	17.09	x 13.25	Hardwood Floor	Large Window	Closet
8	4th Br	3rd	16.24	x 13.91	Hardwood Floor	Large Window	Closet
9	5th Br	3rd	15.42	x 12.66	Hardwood Floor	Large Window	Closet
10	Br	3rd	14.93	x 12.99	4 Pc Ensuite	W/O To Terrace	Large Window
11	Study	3rd	11.32	x 7.68	Skylight	Hardwood Floor	
12	Foyer	Main	14.57	x 8.23	Stone Floor	Closet	

Client Remks: Timeless elegance in this stately heritage home on one of Rosedale's most coveted streets. This remarkable 6 +1 bedroom residence spans three meticulously, fully restored levels. Each of the grand principal rooms showcases high ceilings and elegant architectural details, such as arched doorways, that honor the home's history. Large windows in the formal living and dining rooms bathe each space in natural light, highlighting the craftsmanship and enhancing the living spaces. Modern family layout with an expansive (Scavolini) kitchen that was completely transformed in 2020 featuring a spacious breakfast bar/ centre island and an inviting solarium breakfast room flooded with sunlight. Breathtaking backyard retreat complete with spacious pool bordered by stone terraces and a private deck that create ideal spaces for entertaining and relaxing. A cabana retreat offers a shaded area for lounging and opens to the rest of the private backyard oasis. This property offers a deep, private, and fully heated driveway with ample room to comfortably park up to five cars and additionally, a detached garage provides an extra parking space. Set in an unparalleled location, this elegant home is only steps from Chorley Park and the ravine systems of Rosedale. Opportunities to own on this prime stretch of Binscarth are rare, making this residence a truly exceptional blend of tradition and modernity and the quintessential Rosedale lifestyle.

Inclusions: See Schedule B

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



135 Crescent Rd Toronto Ontario M4W 1T8 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$33,949/2025 For: Sale % Dif: 96 Sold Date: 10/12/2025 SPIS: N Last Status: SLD DOM: 118			Sold: \$9,622,500 List: \$9,995,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 51 x 187 Feet Irreg: 182.96 North Depth, 189.67 South Depth	Rms: 10 + 3 Bedrooms: 7 Washrooms: 6 1x2xMain, 1x5x2nd, 1x4x2nd, 2x3x2nd, 1x3x3rd	Dir/Cross St: Yonge St. And Crescent Road. Directions: West of Mount Pleasant

MLS#: C12224644 **PIN#:** 211150001
Legal: Pcl 7-1 Sec A629; Pt Lt 7 Pl 629 *See Schedule "C"

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 5000+ Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 7 Tot Prk Spcs: 9 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Security Gate, Built-In-BBQ, Landscape Lighting, Landscaped, Porch, Privacy Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Aux Residences Survey Type: Unknown Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 11.19	Gas Fireplace	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	14.6	x 12.11	B/I Bar	Combined W/Dining	Pass Through
3	Kitchen	Main	19.39	x 9.28	Centre Island	Tile Floor	Window Flr to Ceil
4	Family	Main	18.27	x 20.37	Window Flr to Ceil	O/Looks Backyard	Hardwood Floor
5	Library	Main	14.17	x 10.1	Hardwood Floor	Picture Window	Pot Lights
6	Prim Bdrm	2nd	18.18	x 18.08	5 Pc Ensuite	Balcony	Hardwood Floor
7	2nd Br	2nd	14.07	x 12.11	3 Pc Ensuite	B/I Closet	O/Looks Frontyard
8	3rd Br	2nd	17.59	x 12.89	4 Pc Ensuite	W/I Closet	Hardwood Floor
9	4th Br	3rd	17.98	x 9.97	B/I Desk	Balcony	Closet
10	5th Br	3rd	14.27	x 12.8	B/I Desk	Hardwood Floor	W/I Closet
11	Rec	Lower	26.18	x 19.09	Concrete Floor	Window	Wet Bar
12	Br	Lower	10.27	x 12.07	3 Pc Ensuite	Window	Broadloom

Client Remks: "Horsman Hall" Is A South Rosedale Landmark, And Truly A Rare Offering. The Architecturally Significant Main House Fronts Onto A Semi-Private Road And Has Been Meticulously Restored & Fully Renovated To Expand The Living Area To 5,515Sf. The Main Floor, Graced W/Herringbone Patterned European White Oak Hardwood Flooring & Tiles In An Elegant Palette, Features An Open Living & Dining Room W/Bar Area & Wine Fridge, And A Private Library. The Large Kitchen Features A Centre Island, Separate Floating Eat-In Counter, And Is Open To The Family Room W/Sweeping South & West Views Of The Garden & Coach House From The Floor To Ceiling Windows. The Original Leaded Glass Has Been Preserved & Supplemented W/New Large Format Windows. Dramatic, Sun Drenched, Main Staircase. Roof Top Deck W/Views Of Downtown. The Impressive, Light Filled, Lower Level Has Been Selectively Lowered, Finished With Polished Concrete Floors & Includes A Rec. Rm. W/Surround Sound, Wet Bar, Illuminated Glass Wine Display, Home Gym & Bdrm. W/Ens. The Long Gated Driveway Leads You To A Rare Separate 1,900Sf 2-Storey Coach House W/Elevator & 2 Bdrms, Courtyard, Outdoor Cooking Area, & A Muskoka-Inspired 2 Car Garage With EV Rough-In! Steps To Yorkville, Parks, Ravines & Schools.

Inclusions: Control4 Automation. All Tvs. All New Plumbing, Electrical, Audio Visual And Data Networks Installed. All Baths With Heated Floors. Sub-Zero Fridge & Wine Fridge, Wolf Induction Cooktop & Microwave Drawer, Miele Wall Ovens & Dishwasher.

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC.416-223-1818



20 Elm Ave Toronto Ontario M4W 1N3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$50,256/2024 For: Sale % Dif: 95 Sold Date: 08/30/2025 SPIS: N Last Status: SLD DOM: 39		
Detached Link: N 3-Storey	Fronting On: N Acreage: < .50 80 x 229.25 Feet Irreg: Over 1/3 Of An Acre	Rms: 13 + 5 Bedrooms: 5 + 1 Washrooms: 9 2x2, 3x4x2nd, 2x4x3rd, 1x4xLower, 1x2xLower
Dir/Cross St: Elm And Sherbourne Directions: Sherbourne St N to Elm		

MLS#: C12300699 **PIN#:** 211140090
Legal: Lt 4 PI 155E Toronto, Pt Lt 5,7, PI 155E

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 5000+ Lot Size Source: Other Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator: Y Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 3 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 9 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine, Rec Centre, School Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.82	x 14.93	Fireplace	W/O To Sunroom	Large Window
2	Dining	Main	25.33	x 15.75	Fireplace	Panelled	Hardwood Floor
3	Family	Main	30.74	x 17.49	Fireplace	W/O To Terrace	Moulded Ceiling
4	Library	Main	17.26	x 12.6	Fireplace	Large Window	Crown Moulding
5	Kitchen	Main	20.93	x 14.6	Centre Island	B/I Appliances	Skylight
6	Breakfast	Main	20.93	x 14.6	Skylight	W/O To Terrace	Tile Floor
7	Prim Bdrm	2nd	30.58	x 18.18	4 Pc Ensuite	4 Pc Ensuite	W/I Closet
8	2nd Br	2nd	17.16	x 13.16	4 Pc Ensuite	Double Closet	Hardwood Floor
9	Br	2nd	19.91	x 19.85	B/I Desk	Closet	Large Window
10	Sitting	3rd	31.33	x 13.91	Skylight	Wet Bar	Hardwood Floor
11	3rd Br	3rd	25.03	x 13.42	4 Pc Ensuite	Double Closet	Hardwood Floor
12	4th Br	3rd	15.03	x 12.5	4 Pc Ensuite	Double Closet	Hardwood Floor
13	5th Br	3rd	25.92	x 11.42	Skylight	Hardwood Floor	Window

Client Remks: A magnificent and grand Rosedale estate that seamlessly blends modern, state-of-the-art living with historic charm. Set on an extraordinary 80 x 229-foot lot - spanning over 1/3 of an acre - this meticulously restored home offers over 11,500 sq ft of living space across four levels. This elegant residence showcases original architectural flourishes, including hand-carved moldings, eight fireplaces, and a dramatic entrance foyer. Soaring ceilings and intricate details throughout preserve the homes 1890 heritage while incorporating every modern luxury. The home features a huge gourmet kitchen, three outstanding family living areas, spa-inspired bathrooms, and an expansive four-room primary suite. A four-floor elevator ensures effortless access to every level. The backyard is a private urban oasis framed by manicured gardens and offering a magnificent pool and spa, along with multiple terraced patios for entertaining. A gated driveway leads to a detached three-car garage, with parking for up to nine vehicles. Located within walking distance to the TTC subway, top private and public schools, and with quick access to major routes and downtown, this is an unmatched opportunity. A rare chance to own a landmark Rosedale property perfect for grand entertaining and refined daily living. Truly for the most discerning buyer.

Inclusions: All kitchen appliances. Washer and Dryer. Teal ensuite: wall sconces. Second level powder room: electric light fixtures and mirror. Third floor family room monkey chandelier. Safes (lower level and primary bedroom). Spire in back garden. All kitchen hanging light fixtures. All wall sconces located outside of elevator doors. All hanging light fixtures in the entrance hall. Urns in front and back gardens. Powder room lighting. Solarium sconces. Main floor powder room lighting. All window shades. All mounted televisions. All pool systems and associated equipment. All central vacuum equipment. HVAC systems. Irrigation system. Electric gate and components.

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



18 Chestnut Park Rd
Toronto Ontario M4W 1W6
 Toronto C09 Rosedale-Moore Park Toronto
Taxes: \$47,590.43/2025 **For:** Sale **% Dif:** 87
Sold Date: 10/14/2025
SPIS: N **Last Status:** SLD **DOM:** 27
Sold: \$12,200,000
List: \$13,995,000
 Detached **Fronting On:** S **Rms:** 13 + 3
Link: N **Acreage:** **Bedrooms:** 5 + 1
 3-Storey 62.68 x 134 Feet **Washrooms:** 7
Irreg: 1x2xMain, 1x5x2nd, 1x3x2nd,
 3x3x3rd, 1x2xBsmt
Dir/Cross St: East of Yonge/North of Roxborough
Directions: East of Yonge/North of Roxborough

MLS#: C12410500 **PIN#:** 211190220

Legal: Lt 20 PL 217E Toronto 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: Apx Sqft: 5000+ Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Circular Drive, Lane Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Tiled Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector	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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.49	x 13.85	Marble Floor	Fireplace	Bay Window
2	Dining	Main	17.65	x 13.16	Marble Floor		
3	Kitchen	Main	17.32	x 13.42	Marble Floor	Fireplace	Renovated
4	Family	Main	34.32	x 17.75	Marble Floor	W/O To Terrace	
5	Prim Bdrm	2nd	15.75	x 13.68	His/Hers Closets	5 Pc Ensuite	Bay Window
6	2nd Br	2nd	16.24	x 13.75	3 Pc Ensuite	Double Closet	
7	Den	2nd	16.99	x 12.6			
8	3rd Br	3rd	18.01	x 13.16	3 Pc Ensuite		
9	4th Br	3rd	16.4	x 12.01	3 Pc Ensuite		
10	5th Br	3rd	15.68	x 12.99	3 Pc Ensuite		
11	Rec	Lower	27.4	x 15.68	2 Pc Ensuite		
12	Family	Lower	26.77	x 15.49			

Client Remks: Architectural Digest quality with a 2-storey coach house/double car garage, circular drive, and parking for 6/7 cars. This home is both grand and completely maintenance-free, with all exterior surfaces heated. The wine cellar with a glass ceiling extends a level below the lower level, and there is a rough-in for a 3-floor elevator. This home was custom designed by architect John O'Connor with incredible attention to detail, including ample storage closets and ensuites with every bedroom. The main floor is centre hall with a large foyer, living room, and dining room. The entire back of main floor is comprised of kitchen, family room, with wood burning fireplace, and attached pantry. There is a 2-piece and an incredible mudroom as well. The 2nd floor primary bedroom is state-of-the-art with ensuite, and his and hers walk-in closets. There is an office/den and guest bedroom with ensuite, and a large laundry room completing this floor. The floating staircase takes you to the 3rd floor, which has 3 bedrooms, each with their own ensuite. The lower level feels like an elegant New York Club with a gas fireplace, custom golf simulator/movie theatre, games area and gym. Outside is a beautiful walled garden and coach house which provides a completely separate 1 bedroom apartment. This home is for the most sophisticated and discerning buyer in the most coveted location.

Inclusions: All appliances, all electric light fixtures, electric car charger, golf simulator, generator, stainless stove, 2 dishwashers, 2 fridges, icemaker, HVAC and equipment.

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