



| | | |
|---|-------------------------|---|
| 162 Douglas Dr Toronto Ontario M4W 2B7 | | Sold: \$2,575,000 |
| Toronto C09 Rosedale-Moore Park Toronto | | List: \$2,699,000 |
| Taxes: \$7,845.59/2025 | For: Sale | % Dif: 95 |
| Sold Date: 08/23/2025 | | |
| SPIS: N | Last Status: SLD | DOM: 4 |
| Detached | Fronting On: N | Rms: 9 + 1 |
| Link: N | Acreage: | Bedrooms: 4 |
| 2 1/2 Storey | 40 x 138 Feet | Washrooms: 2 |
| | Irreg: | 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 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Full | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Available | Gas: |
| Heat: Radiant / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: None | Tot Prk Spcs: 1 | Water: |
| Central Vac: N | UFFI: | Municipal |
| Apx Age: | Pool: None | Water Supply Type: |
| Apx Sqft: 2000-2500 | Prop Feat: Fenced Yard, Fireplace/Stove, Wooded/Treed | Sewer: |
| Lot Shape: Rectangular | Interior Feat: Other | Waterfront: |
| Lot Size Source: Survey | | Retirement: |
| Roof: Shingles | | HST Applicable to Sale Price: |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: | | Spec Desig: |

| # | 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 ELFs, window treatments, appliances and mechanics, as-is where-is. | | | | | |
| Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY416-637-8000 | | | | | |



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

MLS#: C12407278

PIN#: 103930932

Legal: Plan E415 Lot 5

| | | | |
|--|--|---|--|
| Kitchens: 1 Fam Rm: Y Basement: Unfinished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Privacy, Porch 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: Survey Type: Available Spec Desig: Unknown | Hydro: Phone: Municipal Spec Desig: Unknown |
|--|--|---|--|

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 | Hardwood Floor | | |
| 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 Remarks: 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 Taxes: \$14,034/2024 For: Sale % Dif: 77 Sold Date: 10/10/2025 SPIS: N Last Status: SLD DOM: 29 | | | Sold: \$2,550,000 List: \$3,295,000 |
| Detached | Fronting On: W | Rms: 12 + 2 | |
| Link: N | Acreage: | Bedrooms: 5 + 1 | |
| 3-Storey | 28.5 x 128.5 Feet | Washrooms: 4 | 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 | Exterior: Brick | Zoning: | |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: | A Hydro: Y |
| Basement: Separate Entrance / Full | Park/Drive: | Gas: | Y Phone: A |
| Fireplace/Stv: Y | Drive: Lane | Water: | Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 0 | Water Supply Type: | |
| A/C: Other | Tot Prk Spcs: 1 | Sewer: | Sewers |
| Central Vac: N | UFFI: | Waterfront: | |
| Apx Age: 100+ | Pool: None | Retirement: | N |
| Year Built: 1911 | Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine, School | HST Applicable to: | Included In |
| Apx Sqft: 2500-3000 | Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Storage | Sale Price: | |
| Roof: Asphalt Shingle | Security Feat: Alarm System, Smoke Detector | Farm/Agr: | |
| Foundation: Concrete Block | | Oth Struct: | |
| Assessment: POTL: | | Survey Type: | None |
| POTL Mo Fee: | | Spec Desig: | Unknown |
| Laundry lev: Upper | | | |

| # | 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 Remarks: 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 reimagined 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 | | | Sold: \$3,925,000 List: \$3,925,000 |
| Toronto C09 Rosedale-Moore Park Toronto | | | |
| 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 | Exterior: Stone | Zoning: Residential |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: Hydro |
| Basement: Partially Finished | Park/Drive: Private | Gas: Phone |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Water / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove, Library, Other, Park, Public Transit, Rec Centre, School | HST Applicable to Included In |
| Roof: Asphalt Shingle | Interior Feat: Other | Sale Price: |
| Foundation: Stone | Security Feat: Alarm System | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: Garden Shed |
| POTL Mo Fee: | | Survey Year: 1991 |
| Laundry lev: Lower | | Survey Type: Available |
| | | Spec Desig: Heritage |

| # | 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 Remarks: 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

Detached **Fronting On:** E **Rms:** 10 + 3
Link: N **Acreage:** **Bedrooms:** 4
 3-Storey 35 x 150 Feet **Washrooms:** 5
Irrg: 2x3, 1x4, 2x2xMain

Dir/Cross St: Maple/Hawthorn **Directions:** Maple/Hawthorn

MLS#: C12287948

PIN#: 211130078

Legal: Plan M-16, Part Lot 57

| | | |
|----------------------------|--|---|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Front Yard Parking | Gas: |
| Heat: Water / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Window Unit | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2500-3000 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Roof: Unknown | Interior Feat: None | Retirement: |
| Foundation: Unknown | | Accessibility: |
| Assessment: POTL: | | Feat: |
| POTL Mo Fee: | | Accessible Public Transit Nearby, Open Floor Plan |
| Laundry lev: Lower | | HST Applicable to: Included In |
| | | Sale Price: |
| | | Farm/Agr: |
| | | Oth Struct: |
| | | Survey Type: Available |
| | | Spec Desig: Unknown |

| # | 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 | 2 Pc Bath | |
| 12 | Foyer | Main | 14.4 | x 12.07 | Hardwood Floor | | |

Client Remarks: 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 | | | Sold: \$4,750,000 |
| Toronto C09 Rosedale-Moore Park Toronto | | | List: \$4,595,000 |
| Taxes: \$25,156.34/2025 | For: Sale | % Dif: 103 | |
| Sold Date: 07/04/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 2 | |
| Detached | Fronting On: S | Rms: 7 + 1 | |
| Link: N | Acreage: | Bedrooms: 2 + 1 | |
| Bungalow | 112 x 152 Feet | Washrooms: 4 | |
| | Irreg: | 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 | Exterior: Stucco/Plaster | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Attached / 2 | Cable TV: |
| Basement: Full / Finished | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Private Double | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 4 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 6 | Water: |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: Inground, Salt | Sewer: |
| Apx Sqft: 2500-3000 | Prop Feat: Family Room, Fireplace/Stove, Park, Ravine, School, Sloping, Wooded/Treed | Waterfront: |
| Roof: Asphalt Shingle | Exterior Feat: Landscaped | Retirement: |
| Foundation: Brick, Concrete | Interior Feat: Auto Garage Door | Accessibility: |
| Assessment: POTL: | 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 | Feat: |
| POTL Mo Fee: | | HST Applicable to: |
| Laundry lev: Lower | Security Feat: Alarm System, Monitored | Sale Price: |
| | | Farm/Agr: |
| | | Oth Struct: |
| | | Survey Type: |
| | | Spec Desig: |

| # | Room | Level | Length (ft) | Width (ft) | Description | Access To Garage |
|----|-----------|-------|-------------|------------|---------------------|------------------|
| 1 | Mudroom | | 0 | 0 | Closet | |
| 2 | Foyer | Main | 15.16 | x 14.99 | Marble Floor | Open Concept |
| 3 | Prim Bdrm | Main | 17.75 | x 14.99 | Hardwood Floor | 3 Pc Ensuite |
| 4 | 2nd Br | Main | 17.49 | x 10.5 | Broadloom | 4 Pc Ensuite |
| 5 | Family | Main | 16.93 | x 14.83 | Hardwood Floor | Gas Fireplace |
| 6 | Kitchen | Main | 18.41 | x 10.99 | Hardwood Floor | Eat-In Kitchen |
| 7 | Living | Main | 27.66 | x 18.41 | Hardwood Floor | Gas Fireplace |
| 8 | Dining | Main | 27.66 | x 18.41 | Hardwood Floor | Vaulted Ceiling |
| 9 | Sunroom | Main | 19.29 | x 10.27 | Tile Floor | Folding Door |
| 10 | Great Rm | Lower | 27.26 | x 17.42 | Tile Floor | Gas Fireplace |
| 11 | Rec | Lower | 27.26 | x 17.42 | Combined W/Great Rm | B/I Shelves |
| 12 | Laundry | Lower | 8.66 | x 6.73 | Tile Floor | Laundry Sink |
| 13 | Utility | Lower | 28.84 | x 8.99 | Tile Floor | Open Concept |

Client Remarks: 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 untraced property in one of Toronto's most prestigious neighbourhoods. Just move in and enjoy!

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

Listing Contracted With: SOTHEBY'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 | Fronting On: S | Rms: 7 + 2 | |
| Link: N | Acreage: | Bedrooms: 3 + 1 | |
| 2 1/2 Storey | 123.58 x 58.75 Feet | Washrooms: 4 | |
| | Irrig: | 1x2x2nd, 1x5x2nd, 1x4x3rd, 1x3xLower | |
| | Frontage measured on the curve | | |
| Dir/Cross St: Park Rd and South Dr | | | Directions: Corner of Park Rd and South Dr |

MLS#: C12378216

Legal: PT LT 1, 7 PL 24E TORONTO AS IN AT1850135, CITY OF TORONTO

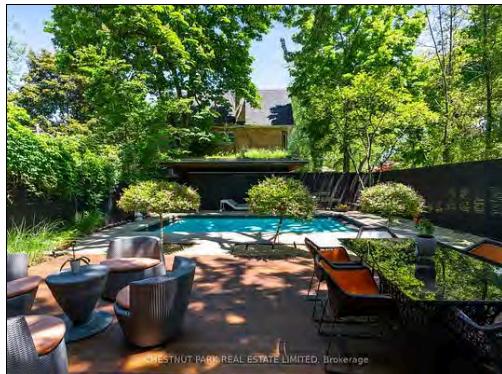
| | | |
|--------------------------------------|--|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Attached / 1 | Cable TV: |
| Basement: Finished / Full | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 3 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 4 | Water: |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: |
| Year Built: 1890 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Apx Sqft: 2500-3000 | Interior Feat: Other | Retirement: |
| Lot Shape: Irregular | | HST Applicable to: Included In |
| Lot Size Source: GeoWarehouse | | Sale Price: |
| Roof: Cedar | | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Lower | | Available Heritage |

| # | 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 Remarks: 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

Detached **Fronting On:** E
Link: N **Acreage:**
 3-Storey 37 x 150 Feet
Irreg:
Dir/Cross St: Hawthorn Ave/Dale Ave **Directions:** Hawthorn Ave/Dale Ave

Rms: 9 + 1
Bedrooms: 5
Washrooms: 4
 1x4x2nd, 1x3x2nd, 1x2x3rd,
 1x3xLower

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 | Exterior: Brick | Zoning: Residential |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Private Double | Water: Municipal |
| Heat: Fan Coil / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 4 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: Indoor | Retirement: |
| Apx Sqft: 3000-3500 | Prop Feat: Family Room, Fireplace/Stove, Other, Park, Public Transit, Ravine, Wooded/Treed | HST Applicable to Sale Price: Included In |
| Roof: Slate | Interior Feat: Other | Farm/Agr: |
| Foundation: Concrete | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Heritage |
| Laundry lev: Lower | | |

| # | 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 Remarks: 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 Toronto Ontario M4W 1R1 | | | Sold: \$5,890,000 |
| Toronto C09 Rosedale-Moore Park Toronto | | | List: \$5,995,000 |
| 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private, Private Double | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 3 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 3 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: 100+ | Pool: Inground | Sewer: Sewers |
| Apx Sqft: 3000-3500 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School | Waterfront: |
| Roof: Asphalt Shingle | Exterior Feat: Deck, Hot Tub, Landscaped, Lawn Sprinkler System, Privacy | Retirement: N |
| Foundation: Concrete | Interior Feat: Atrium | HST Applicable to: Included In |
| Assessment: POTL: | | Sale Price: |
| POTL Mo Fee: | | Farm/Agr: |
| Laundry lev: Lower | | Oth Struct: Other |
| | | Survey Type: Unknown |
| | | Spec Desig: Heritage |

| # | 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 Remarks: 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 tub, gas firetable, pool house GE dishwasher & bar fridge, all electric light fixtures, all window coverings, irrigation system

Listing Contracted With: SOTHEBY'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

Detached **Fronting On:** N **Rms:** 13 + 5
Link: N **Acreage:** 53.83 x 145 Feet **Bedrooms:** 7
3-Storey **Irreg:** rear width 68.83ft, east 1x3x3rd, 1x1xBsmt
 depth 149.17ft

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:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Year: 1972
Survey Type: Available
Spec Desig: Heritage

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 Remarks: 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 Toronto Ontario M4W 1Y9 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 | | | Sold: \$7,000,000 List: \$7,499,000 |
| Detached | Fronting On: N | Rms: 13 + 3 | |
| Link: N | Acreage: 45.14 x 147.18 Feet | Bedrooms: 6 + 2 | Washrooms: 4 |
| 2 1/2 Storey | Irreg: irregular as per survey | 1x2xMain, 1x5x2nd, 1x3x3rd, 1x3xBsm | 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: Y |
| Basement: Finished / Full | Park/Drive: Private | Hydro: Y |
| Fireplace/Stv: Y | Drive: Private | Gas: Y |
| Heat: Forced Air / Gas | Drive Park Spcs: 3 | Phone: Y |
| A/C: Central Air | Tot Prk Spcs: 5 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: 100+ | Pool: None | Sewer: Sewers |
| Year Built: 1912 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: Carpet Free, Bar Fridge, Storage | Retirement: |
| Apx Sqft: 3500-5000 | Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector | HST Applicable to Included In |
| Lot Shape: Irregular | | Sale Price: |
| Lot Size Source: Survey | | Farm/Agr: |
| Roof: Asphalt Shingle, Flat, Metal | | Oth Struct: |
| Foundation: Brick | | Survey Year: 2005 |
| Assessment: POTL: | | Survey Type: Available |
| POTL Mo Fee: | | Spec Desig: Heritage |
| Laundry lev: Lower | | |

| # | 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 Remarks: 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

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 7:58:38 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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 LIMITED 416-925-9191



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

| # | 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 Bdrrm | 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 Sold Date: 10/12/2025 SPIS: N | | | Sold: \$9,622,500 List: \$9,995,000 |
| Detached | Fronting On: W | Rms: 10 + 3 | |
| Link: N | Acreage: 51 x 187 Feet | Bedrooms: 7 | Washrooms: 6 |
| 3-Storey | Irreg: 182.96 North Depth, 189.67 South Depth | 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 7 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 9 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 5000+ | Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School | HST Applicable to Included In |
| Roof: Shingles | Exterior Feat: Security Gate, Built-In-BBQ, Landscape Lighting, Landscaped, Porch, Privacy | Sale Price: |
| Foundation: Unknown | Interior Feat: Other | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: Aux Residences |
| POTL Mo Fee: | | Survey Type: Unknown |
| Laundry lev: Lower | | Spec Desig: Heritage |

| # | 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 Remarks: "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 Sold Date: 08/30/2025 SPIS: N | | | Sold: \$13,200,000 List: \$13,950,000 |
| Detached | Fronting On: N | Rms: 13 + 5 | |
| Link: N | Acreage: <.50 | Bedrooms: 5 + 1 | |
| 3-Storey | 80 x 229.25 Feet | Washrooms: 9 | |
| Ireg: Over 1/3 Of An Acre | | | 2x2, 3x4x2nd, 2x4x3rd, 1x4xLower, 1x2xLower |
| Dir/Cross St: Elm And Sherbourne Directions: Sherbourne St N to Elm | | | |

MLS#: C12300699

PIN#: 211140090

Legal: Lt 4 Pl 155E Toronto, Pt Lt 5,7, Pl 155E

| | | |
|---|--|--|
| Kitchens: 1 + 1 | Exterior: Brick / Stone | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 3 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Water / Gas | Drive Park Spcs: 6 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 9 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: Inground | Sewer: Sewers |
| Apx Sqft: 5000+ | Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Ravine, Rec Centre, School | Waterfront: |
| Lot Size Source: Other | Interior Feat: In-Law Suite | Retirement: |
| Roof: Shingles | | Under Contract: None |
| Foundation: Unknown | | HST Applicable to Sale Price: Included In |
| Assessment: POTL: | | Farm/Agr: |
| POTL Mo Fee: | | Oth Struct: |
| Elevator: Y | | Survey Type: Available |
| Laundry lev: Lower | | Spec Desig: Heritage |

| # | 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 Remarks: 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 home's 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 Sold Date: 10/14/2025 SPIS: N | | | Sold: \$12,200,000 List: \$13,995,000 |
| Detached | Fronting On: S | For: Sale | % Dif: 87 |
| Link: N | Acreage: | | |
| 3-Storey | 62.68 x 134 Feet | | |
| | 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Circular Drive, Lane | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 5 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 7 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 5000+ | Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Tiled | HST Applicable to Sale Price: Included In |
| Roof: Not Applicable | Interior Feat: Other | Farm/Agr: |
| Foundation: Not Applicable | Security Feat: Carbon Monoxide Detectors, Smoke Detector | Oth Struct: |
| Assessment: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Upper | | Available Heritage |

| # | 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