



529 Davenport Rd Toronto Ontario M5R 3R5 Toronto C02 Casa Loma Toronto Taxes: \$9,026.42/2026 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 35			Sold: \$1,700,000 List: \$1,799,000 For: Sale % Dif: 94
Att/Row/Twnhouse Link: 3-Storey	Fronting On: S Acreage: 15.49 x 88.12 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x5x3rd, 1x4xBsmt	Dir/Cross St: Davenport/Spadina Directions: Davenport/Spadina

MLS#: C13051752 **PIN#:** 212260276
Legal: Plan 749 Pt Lots 21 + 21 Rp63F4603 Pt 12

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Unknown Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.66	x 7.22	Moulded Ceiling	Mirrored Walls	Closet
2	Living	Main	17.32	x 14.57	Fireplace	Sunken Room	W/O To Terrace
3	Dining	Main	16.57	x 11.15	Hardwood Floor	Mirrored Walls	Open Concept
4	Kitchen	Main	21.56	x 7.41	Eat-In Kitchen	Pot Lights	Granite Counter
5	Br	2nd	15.09	x 14.57	Broadloom	North View	Double Closet
6	2nd Br	2nd	17.72	x 14.57	Hardwood Floor	South View	Fireplace
7	Prim Bdrm	3rd	42.32	x 14.57	Hardwood Floor	5 Pc Ensuite	Large Closet
8	Rec	Bsmt	13.16	x 14.57	Ensuite Bath	Double Closet	

Client Remks: Attention Investors, Renovators & Value Seekers! Unbeatable Value - Grand 4-Level Freehold Living In Prestigious Casa Loma. An Exceptional Opportunity In One Of Toronto's Most Coveted Neighbourhoods. As The Sellers Prepare To Downsize, This Expansive Residence Is Strategically Priced For Immediate Action, Offering Outstanding Value On A Price-Per-Square-Foot Basis. Boasting Over 2,700 Sq Ft, Three Above-Grade Levels Offer A Highly Functional And Well-Designed Layout With Seamless Flow. The Home Features Stunning Direct Northern Views Towards Casa Loma And Southern Views Of The City Skyline. A Fully Finished Spacious Lower Level Provides Versatile Additional Living Space, Ideal For A Home Gym, Media Lounge, Or Extended Family Use. A Private Garage With Tandem Parking For Two Vehicles Further Enhances Everyday Convenience. Impeccably Maintained And Move-In Ready, The Home Showcases Timeless Character While Offering Excellent Potential For Future Modernization-Allowing You To Unlock Both Immediate Equity And Long-Term Upside. Located In A Premium Casa Loma Setting, Dupont Station On Line 1 Is Just 350 Meters Away. This Property Offers A Rare Combination Of Size, Value, And Potential. A Compelling Opportunity For Both End-Users And Investors. Do Not Miss This Opportunity & Schedule Your Showing Today.

Inclusions: S/S Fridge, Stove, B/I Dishwasher. Range Hood. Washer/Dryer. All Existing Elf & Window Coverings.

Listing Contracted With: BAY STREET GROUP INC. **Ph:** 905-909-0101



44 Austin Terr Toronto Ontario M5R 1Y6 Toronto C02 Casa Loma Toronto Taxes: \$7,888/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,915,000 List: \$1,800,000 For: Sale % Dif: 106
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 22 x 75 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x4xBsmt	Dir/Cross St: Bathurst St./Davenport Rd. Directions: South Of St. Clair/East of Bathurst

MLS#: C13154228 **PIN#:** 212250022
Legal: PT LT 11-12 PL 1219 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA492463; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None Security Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 10.83	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Main	14.07	x 16.14	Combined W/Kitchen	W/O To Deck	Hardwood Floor
3	Kitchen	Main	14.07	x 16.14	Stainless Steel Appl	Centre Island	Hardwood Floor
4	Prim Bdrm	2nd	10.83	x 18.24	Electric Fireplace	W/O To Deck	Hardwood Floor
5	2nd Br	2nd	11.48	x 9.84	Closet	W/O To Sunroom	Hardwood Floor
6	3rd Br	3rd	7.78	x 17.88	Large Window	Picture Window	Hardwood Floor
7	4th Br	3rd	7.78	x 17.88	Window	4 Pc Bath	Hardwood Floor
8	Rec	Bsmt	29.17	x 8.69	Combined W/Laundry	4 Pc Ensuite	Broadloom

Client Remks: Welcome To This Beautifully Updated Family Home In The Heart Of Prestigious Casa Loma. Originally A Five-bedroom Residence, This Spacious Home Now Offers Four Generously Sized Bedrooms And Three Well-appointed Bathrooms, Thoughtfully Redesigned For Modern Living. Featuring Countless Upgrades Over The Years, This Property Blends Timeless Character With Contemporary Comfort. Enjoy A Stunning Side And Backyard Oasis - Perfect For Entertaining, Relaxing, Or Family Gatherings - Along With The Convenience Of Rare Three-car Parking. Situated In An Unbeatable Location Close To Top Schools, Parks, Transit, And All The Amenities Of Midtown Toronto, This Is An Exceptional Opportunity You Won't Want To Miss.

Inclusions: All Existing S/S Appliances, Washer & Dryer, All E.L.F's & All Existing Window Coverings. Gas BBQ Hook-up. Garage Door Remote.
Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



211 Walmer Rd		Sold: \$2,100,000
Toronto Ontario M5R 3P7		List: \$2,198,000
Toronto C02 Casa Loma Toronto		
Taxes: \$11,145.40/2025	For: Sale	% Dif: 96
Sold Date: 03/11/2026		
SPIS: No	Last Status: SLD	DOM: 43
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 3
Link:	Acreage:	Bedrooms: 3 + 1
3-Storey	15.42 x 112.04 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x6x2nd, 1x7x3rd, 1x4xBsmt
Dir/Cross St: Spadina Rd and Davenport Rd Directions: Use GPS		

MLS#: C12733958 **PIN#:** 212260253
Legal: PT LT 28 PL 749 WYCHWOOD BRACONDALE DOVERCOURT; PT WALMER RD PL 749 WYCHWOOD BRACONDALE DOVERCOURT CLOSED BY CT989451 PT 20 6394469; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: Y	Stone / Stucco/Plaster	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Other / 1	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: No	UFFI:	Waterfront:
Apx Age:	None	Retirement:
Apx Sqft: 2500-3000	Pool:	HST Applicable to Included In
Lot Size Source: MPAC	ProFeat: Family Room, Fireplace/Stove	Sale Price:
Roof: Asphalt Shingle, Flat	Interior Feat: Other	Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.85	x 14.34	Fireplace	W/O To Deck	Open Concept
2	Dining	Main	16.99	x 10.83	Hardwood Floor	Open Concept	
3	Kitchen	Main	14.24	x 7.15	Stainless Steel Appl	Pantry	Eat-In Kitchen
4	Breakfast	Main	7.58	x 7.15	Combined W/Kitchen	O/Looks Frontyard	
5	2nd Br	2nd	15.32	x 14.5	Hardwood Floor	Double Closet	Large Window
6	3rd Br	2nd	14.76	x 14.34	Hardwood Floor	Double Closet	Large Window
7	Prim Bdrm	3rd	27.66	x 14.24	Large Window	W/I Closet	7 Pc Ensuite
8	Office	Upper	15.68	x 14.4	Hardwood Floor	W/O To Terrace	
9	Family	Lower	19.49	x 14.24	Hardwood Floor	W/O To Yard	Closet
10	4th Br	Lower	14.24	x 11.58	Hardwood Floor	Large Closet	4 Pc Ensuite

Client Remks: New York-style executive townhome set quietly beside Casa Loma, one of Toronto's most iconic historic landmarks. Clad in limestone and positioned on a calm, tree-lined street, 211 Walmer Road sits within the Castle Hill enclave, surrounded by some of the city's most established and affluent neighbourhoods. Enjoy the best exposure in the complex, elevated sightlines, and city views from the rooftop - a compelling advantage in this landmark setting. The scale here is the headline. Unbeatable square footage of nearly 4,000 sq ft delivers expansive principal rooms, high ceilings throughout, and a layout that feels substantial and well resolved. A sunken living room anchors the main level, centred around a wood-burning fireplace, while the family room walks out to the outdoors - ideal for hosting and relaxed daily living. Bedrooms are generously proportioned, supported by ample closet and storage space. The secluded two-storey primary suite is a true retreat, featuring double-height ceilings, lofted space, and a private terrace set above the tree canopy. A private garage adds convenience, paired with a low-maintenance lifestyle where landscaping and snow removal are fully managed. Quiet and discreet, yet moments to Yonge Street, Yorkville, the Annex, and South Hill. Just a five-minute walk to Dupont Station. A substantial residence where scale, privacy, and location align - elevated living, with a castle next door.

Inclusions: All existing appliances as follows: Fridge, Gas Stove, Built in Dishwasher, Built in Microwave, Washer, Dryer, All Existing Light Fixtures, All Existing Window Coverings, Central Vacuum System.

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



47 Melgund Rd Toronto Ontario M5R 2A1 Toronto C02 Casa Loma Toronto Taxes: \$8,257.25/2025 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 55			Sold: \$1,930,000 List: \$2,199,000 For: Sale % Dif: 88
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 25 x 80 Feet Irreg: Encroachment At Rear West Of Property	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Bathurst/St. Clair Directions: Bathurst/St. Clair			

MLS#: C12675310 **PIN#:** 212240016

Legal: Plan D1325, Pt Lots 15&16 Rp 63R2151 Parts 2&3 ..

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1981 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Arts Centre, Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Central Vacuum, Auto Garage Door Remote, Air Exchanger	Zoning: Residential, C1V1 Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.68	x 10.83	Centre Island	Granite Counter	Stainless Steel Appl
2	Other	Main	9.61	x 14.6	Hardwood Floor	Pot Lights	O/Looks Living
3	Living	Main	12.7	x 19.78	Hardwood Floor	Combined W/Dining	W/O To Deck
4	Dining	Main	12.7	x 19.78	Hardwood Floor	B/I Bookcase	W/O To Deck
5	Prim Bdrm	2nd	12.7	x 16.73	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
6	2nd Br	2nd	13.68	x 10.4	Hardwood Floor	4 Pc Bath	Large Closet
7	3rd Br	2nd	13.58	x 8.2	Hardwood Floor	Ceiling Fan	Large Window
8	Family	3rd	11.25	x 14.44	Broadloom	Vaulted Ceiling	Skylight
9	4th Br	3rd	13.62	x 14.17	Broadloom	Large Window	Closet
10	Rec	Bsmt	18.57	x 12.34	Hardwood Floor	Pot Lights	W/O To Garden
11	Bathroom	Bsmt	4.1	x 9.28	Porcelain Floor	Heated Floor	4 Pc Bath
12	Laundry	Bsmt	0	0	Porcelain Floor		

Client Remks: An exceptional opportunity to own a beautifully renovated and light-filled 4+1 bedroom home in the heart of prestigious Casa Loma. Thoughtfully designed with generous living spaces and a functional open-concept layout, the main floor showcases a gourmet chef's kitchen, elegant living and dining areas with custom built-ins and a fireplace, a dedicated music room, and a seamless walk-out to a private deck-perfect for entertaining or relaxing. The upper level features a bright family room enhanced by skylights, while the finished basement provides a versatile recreation space with a walk-out to the backyard. Additional highlights include a newer roof (2018) and 200 Amp electrical service, ensuring modern convenience and peace of mind. Steps to all that makes this community special, including Wychwood Barns, Wychwood Library and Lawn Bowling Club, Casa Loma, restaurants, cafes, Loblaws, parks, ravines, and scenic trails, and just a 2-minute walk to St. Clair W subway. Close to top-ranked public and private schools including Hillcrest PS, St. Mike's, BSS & UCC. A refined residence offering comfort, style, and an unbeatable location.

Inclusions: All Elfs, All Window Coverings, Ss Fridge, Gas Stove W Dble Oven, Hood/Fan, B/I Dishwasher, Wine Fridge, Washer and Dryer, Nest Therm. Tankless Hwt.

Listing Contracted With: RE/MAX REALTRON WENDY ZHENG REALTY **Ph:** 416-222-8600



258 Spadina Rd Toronto Ontario M5R 2V1 Toronto C02 Casa Loma Toronto Taxes: \$8,927/2025 Sold Date: 02/09/2026 SPIS: Yes Last Status: SLD DOM: 14			Sold: \$2,550,000 List: \$2,650,000 For: Sale % Dif: 96
Att/Row/Twnhouse Link: 3-Storey	Fronting On: W Acreage: 15.42 x 86.64 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 5 1x2xGround, 1x3x2nd, 1x3x3rd, 1x6x3rd, 1x3xBsmt	Dir/Cross St: Spadina/Davenport Directions: Spadina/Davenport

MLS#: C12730868 **PIN#:** 212260288
Legal: PT LT 22-23, 36-37 PL 749 WYCHWOOD BRACONDALE DOVERCOURT PT 17 63R4765; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, Built-In Oven, Water Heater Security Feat: Alarm System, Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Yes Gas: Yes 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: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.01	x 14.67	Hardwood Floor	Pot Lights	W/O To Deck
2	Dining	Ground	15.49	x 12.17	Crown Moulding	Hardwood Floor	
3	Kitchen	Ground	22.34	x 11.32	B/I Appliances	Hardwood Floor	Renovated
4	Family	2nd	21.49	x 14.67	Crown Moulding	Fireplace	Hardwood Floor
5	Br	2nd	14.57	x 13.91	Hardwood Floor	Double Closet	Pot Lights
6	Br	3rd	14.57	x 13.32	Double Closet	3 Pc Ensuite	Hardwood Floor
7	Prim Bdrm	3rd	27.17	x 14.67	6 Pc Ensuite	Hardwood Floor	Skylight
8	Br	Bsmt	17.26	x 14.67	Above Grade Window	Hardwood Floor	W/I Closet

Client Remks: Welcome to this stunning, fully renovated freehold three storey townhome located in the highly sought after Castle Hill neighbourhood, just moments from iconic Casa Loma. Designed with precision & exceptional craftsmanship throughout, this move in ready residence offers elevated living across every level with a layout that is both functional and highly adaptable. The main level features an inviting foyer that opens into a bright, open concept kitchen, living, & dining space ideal for entertaining. A seamless walkout extends the living area to a private terrace, creating the perfect setting for hosting or relaxing outdoors. The chef's kitchen is outfitted with premium appliances, including a Sub Zero stainless steel refrigerator, Viking gas cooktop and oven, & abundant cabinetry for optimal storage. On the 2nd floor, you will find a spacious family room anchored by a wood burning fireplace, along with a well sized bedroom and a full bathroom. The 3rd is home to a luxurious primary suite as well as an additional bedroom, each featuring its own private ensuite. The standout feature of the home is the impressive 2 level primary retreat, thoughtfully designed to resemble a private loft. This exceptional space includes a spa like 6 piece ensuite, a dedicated office area & direct access to a private outdoor terrace offering views of Casa Loma. The lower level provides added flexibility with a multi purpose room ideal for a guest suite, home office, or gym, along with a full bathroom & laundry room. Additional highlights include a tandem 2 car garage, soaring ceilings, striking spiral staircase, & a skylight that fills the home with natural light. Enjoy the advantages of freehold ownership with the convenience of an association fee that covers exterior maintenance, landscaping, and snow removal. Ideally located within walking distance to Casa Loma, Yorkville, The Annex, & some of Toronto's most prestigious schools, including Upper Canada College, Bishop Strachan & Brown Public School.

Inclusions: Inclusions: Sub-Zero stainless steel refrigerator, built-in dishwasher, built-in oven, built-in microwave, Viking gas cooktop, front-load washer and dryer, furnace, two air conditioning units, all window coverings, and all electric light fixtures

Listing Contracted With: HAZELTON REAL ESTATE INC. **Ph:** 416-924-3779



262 Spadina Rd Toronto Ontario M5R 2V1 Toronto C02 Casa Loma Toronto Taxes: \$9,803/2025 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$2,590,000 List: \$2,748,000 For: Sale % Dif: 94
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 15.5 x 85.82 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x6x3rd, 1x3x3rd, 1x4xLower	Dir/Cross St: Spadina Road and Davenport Road Directions: Use GPS

MLS#: C12655794 **PIN#:** 212260286
Legal: PT LT 22, 37 PL 749 WYCHWOOD BRACONDALE DOVERCOURT PT 19 63R4765; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School, Terraced Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Storage, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.38	x 15.22	Hardwood Floor	Large Window	2 Pc Bath
2	Dining	Main	15.65	x 15.19	Hardwood Floor		
3	Kitchen	Main	18.31	x 15.22	Breakfast Bar	Quartz Counter	W/O To Terrace
4	Other	Main	20.41	x 15.19			
5	Family	2nd	22.31	x 15.22	Hardwood Floor	Fireplace	B/I Desk
6	2nd Br	2nd	13.75	x 15.19	Hardwood Floor	Closet	3 Pc Ensuite
7	Prim Bdrm	3rd	17.72	x 15.22	6 Pc Bath	Cathedral Ceiling	W/I Closet
8	3rd Br	3rd	13.58	x 15.19	3 Pc Ensuite	Closet	Hardwood Floor
9	Loft	Upper	13.12	x 15.22	Open Concept	W/O To Terrace	
10	Other	Upper	20.51	x 15.22			
11	Exercise	Lower	11.61	x 15.22	Closet	4 Pc Bath	
12	Utility	Lower	7.55	x 10.3			
13	Laundry	Lower	10.3	x 5.64	Irregular Rm		

Client Remks: Newly rebuilt (2025, approx 3438 finished interior) iconic townhome with spectacular kitchen, rare two storey primary bedroom and 2 car garage at foot of Casa Loma. Where Lower Forest Hill and the Annex meet, one of Toronto's most iconic Georgian-Inspired Limestone clad townhomes has a new contemporary interior. Fronting on Spadina Rd lush Parkette, the living room overlooks the 11' foyer, has wide oak wooden flooring, crown moulding and bar nook to compliment the adjoining dining room with judges panelling. A sleek art-deco powder room and classic curved staircase enhance this design savvy entertainers' home. Kitchen features premium quartz counters, slab backsplashes and 10' waterfall dining island with induction cooktop, premium appliances, finely crafted cabinetry, two pantries and full-width glass sliding doors to terrace. 2nd floor bedroom with walk-in, adjacent 3-pc bath, spacious family room (22 x 15) with two custom media stations, 60" electric fireplace, and built-in art recess. Rare primary bedroom with 16' sloped ceiling, skylights, styled with white judges panelled walls, light oak floors, striking dark stained staircase railings, treads, and white risers to loft lounge/gym/ office options and roof terrace. Two closets, elegant 5-pc ensuite with glass shower, double vanity, quartz counters, marble basket weave flooring, golden hardware. Third bedroom and ensuite add versatility for growing families or downsizers. Lower level 4th bedroom or gym, 4-pc bathroom, laundry room, and access to 2 car tandem garage with electric charger. Freehold townhome with association fee to cover professional landscaping and snow removal. Walking distance to subway, Dupont / Bloor / Yorkville shops, Forest Hill Village and Sir Winston Churchill Park. Turn key elegant living in prime location.

Inclusions: Thermador Masterclass B/I Oven, Microwave, 36" Cooktop, B/I D/W, 36" Leibherr Fridge, Samsung Washer/Dryer 2025, 60" Napoleon Electric Fireplace. All attached Light Fixtures except Dining Room Chandelier. All Window Coverings/Blinds. Flow Garage Electric Charger, 2nd Fridge, 2 A/C units. Furnace.

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