



74 Banff Rd			Sold: \$878,000	
Toronto Ontario M4S 2V5			List: \$699,900	
Toronto C10 Mount Pleasant East Toronto				
Taxes: \$8,500/2025		For: Sale	% Dif: 125	
Sold Date: 05/04/2026				
SPIS: No	Last Status: SLD	DOM: 20		
Semi-Detached	Fronting On: W	Rms: 6		
Link:	Acreage:	Bedrooms: 3		
2-Storey	20.67 x 150.02 Feet	Washrooms: 1		
	Irreg:	1x4x2nd		
	150.02ftx54.45x27.16ftx33.44ft122.83x20			
Dir/Cross St: Bayview and Eglinton			Directions: Bayview and Eglinton	

MLS#: C12997744

PIN#: 211290213

Legal: PT LT 8-9 BLK O PL 694 NORTH TORONTO AS IN CT754071; S/T & T/W CT754071; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Mutual	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat: Hospital, Library, Park, Place	Retirement:
Year Built: 1930	Of Worship, Public Transit, School	Accessibility: None
Yr Built Source: MPAC	Exterior Feat: Deck Interior Feat: None	Feat:
Apx Sqft: 1100-1500	Security Feat: None	HST Applicable to: Not Subject to HST
Lot Shape: Irregular		Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Shingles		Oth Struct: Garden Shed
Foundation: Concrete		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.01	x 14.27	Hardwood Floor	Open Concept	Window
2	Dining	Ground	11.35	x 11.29	Hardwood Floor	Open Concept	Window
3	Kitchen	Ground	7.78	x 14.01	Hardwood Floor	W/O To Yard	
4	Prim Bdrm	Upper	14.04	x 9.28	Hardwood Floor	Window	Closet
5	2nd Br	Upper	11.15	x 8.6	Hardwood Floor	Window	Closet
6	3rd Br	Upper	8.69	x 11.71	Hardwood Floor	Window	O/Looks Backyard
7	Rec	Bsmt	8.01	x 12.99	Open Concept	Laminate	

Client Remks: This is the home for you! Single Family Semi Detached Home situated in Prime Bayview and Eglinton location for you! Set within a well-established and prime Midtown Toronto surrounded by parks, top schools, restaurants, TTC, boutiques, newly opened LRT and everyday conveniences, this residence offers a perfect blend of comfort, functionality, and timeless appeal - ideal for both end-users and investors seeking value in a mature neighbourhood. Rare oversized and unique "L-shaped" lot (150.02ft x 54.45ft x 27.16ft x 33.44ft x 122.83ft x 20.67ft as per Geowarehouse PIN 211290213). Great Potential for Garden Suite (a self-contained living accommodation located within an ancillary building, usually located in the rear yard, but not on a public lane, and is separate or detached from the primary dwelling on the lot) - Buyer and buyer agent to verify any potential future use or development.

Inclusions: Existing Shed in yard, all existing light fixtures.

Listing Contracted With: RE/MAX EXCEL REALTY LTD. Ph: 905-475-4750



459 Manor Rd E Toronto Ontario M4S 1T3 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,535/2026 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 32			Sold: \$741,000 List: \$799,000 For: Sale % Dif: 93
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.42 x 90 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x3x2nd	Dir/Cross St: Bayview/Eglinton Directions: Bayview/Eglinton

MLS#: C12989566 **PIN#:** 211270139
Legal: PT LT 71 PL 1788 TORONTO AS IN CA736194; S/T & T/W CA736194; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished / Part Fin Fireplace/Stv: Y Heat: Forced Air / Oil A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 8.43	Laminate	Window	Fireplace
2	Dining	Main	14.83	x 9.58	Laminate	Window	Combined W/Family
3	Kitchen	Main	7.58	x 12.76	Tile Floor	Window	W/O To Deck
4	Prim Bdrm	2nd	14.34	x 13.42	Laminate	Window	Closet
5	2nd Br	2nd	11.58	x 7.68	Laminate	Window	Closet
6	3rd Br	2nd	8.01	x 13.42	Laminate	Window	Closet
7	Laundry	Bsmt	36.42	x 12.6	Tile Floor	Partly Finished	

Client Remks: Outstanding And Spacious 3-Bedroom Semi In The Heart Of Davisville Village. Featuring Hardwood Flooring, An Updated Kitchen, And A Sunny South-Facing Backyard. Walking Distance To Maurice Cody School And Just Steps To Bayview Shops And Restaurants. An Amazing Opportunity For Renovators Or End Users - A Fantastic Chance To Make This Home Your Own And Create Something Truly Special In A Highly Sought-After Neighbourhood.

Inclusions: All ELF's, Window Coverings and Appliances

Listing Contracted With: PSR **Ph:** 416-487-7874



431 Davisville Ave Toronto Ontario M4S 1H7 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,422/2025 For: Sale % Dif: 113 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,102,500 List: \$979,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.58 x 100 Feet Irreg: none	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Davisville and Bayview Directions: Davisville and Bayview

MLS#: C13025004 **PIN#:** 211250703
Legal: Pt Lt 25 Pl 590E Toronto as in CT798561; S/T & T/W CT798561; City of Toronto

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Baseboard, Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Place Of Worship, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, Floor Drain, Sump Pump, Water Heater, Workbench	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Partial, Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.02	x 9.65	O/Looks Backyard	Quartz Counter	Linoleum
2	Dining	Main	10.07	x 14.34	O/Looks Living	Hardwood Floor	Window
3	Living	Main	9.02	x 11.81	O/Looks Dining	Hardwood Floor	Window
4	Foyer	Main	0	0	Ceramic Floor		
5	Prim Bdrm	2nd	12.99	x 8.92	Closet	Hardwood Floor	Window
6	Bathroom	2nd	8.14	x 5.28	Soaker	Window	
7	2nd Br	2nd	8.14	x 13.22	Closet	Hardwood Floor	Window
8	3rd Br	2nd	10.47	x 12.37	O/Looks Backyard	Hardwood Floor	B/I Bookcase
9	Utility	Bsmt	12.43	x 9.25	Concrete Floor		
10	Other	Bsmt	9.61	x 6.2	B/I Shelves		
11	Bathroom	Bsmt	6.5	x 5.28	Soaker	Window	

Client Remks: Welcome to Davisville Village - Perfectly positioned between Mount Pleasant Road and Bayview Avenue. 431 Davisville Avenue provides you a perfect entry level home in one of midtown's most established, family-friendly and genuinely welcoming pockets. Weekends here tend to start the same way-an easy walk down Bayview, cappuccino from LIT Espresso Bar in hand, and if you're lucky, a still-warm morning glory muffin that doesn't make it all the way home. Parks, schools, and a genuine sense of community are all part of the rhythm-this is midtown living that feels...easy. Inside, the house has been freshly painted from top to bottom, with newly sanded wood floors that bring warmth throughout. A skylight at the top of the stairs quietly steals the show, filling the second floor with natural light and giving the home an airy feel. The layout is straightforward and functional, with three bedrooms upstairs and a main floor that simply works. There's a welcoming front porch (the kind you'll actually use), and a backyard with just enough space to imagine what comes next-complete with a garden shed for the practical side of life. A quick walk to TTC and all the amenities for urban living are a short stroll away on Bayview Avenue. Set within the sought-after Maurice Cody Public School district, this is a smart, approachable entry into one of midtown's most established neighbourhoods. A fresh start in Davisville-easy to step into, and even easier to stay.

Inclusions: Washer, Dryer, Fridge, Stove, Dishwasher (As Is), Light Fixtures

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



524 BALLIOL St Toronto Ontario M4S 1E3 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,591/2025 For: Sale % Dif: 133 Sold Date: 05/13/2026 SPIS: No Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 23.23 x 100 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower
Dir/Cross St: Mt Pleasant Rd/Balliol St Directions: Davisville Ave/Mt Pleasant Rd		

MLS#: C13098302 **PIN#:** 211250742
Legal: PT LT 33-35 PL 590E TORONTO AS IN CT781986; S/T & T/W CT781986; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Part Removed Pool: None Prop Feat: Interior Feat: Other	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	Foyer	Main	15.68	x 5.91	French Doors	Hardwood Floor	Double Closet
2	Living	Main	15.32	x 11.91	Picture Window	Hardwood Floor	Open Concept
3	Dining	Main	14.24	x 8.83	Hardwood Floor	Picture Window	Combined W/Living
4	Kitchen	Main	11.75	x 8.83	B/I Appliances	Custom Counter	Picture Window
5	Prim Bdrm	2nd	13.91	x 11.32	Hardwood Floor	Double Closet	O/Looks Backyard
6	2nd Br	2nd	13.85	x 9.25	Large Window	Closet	4 Pc Bath
7	3rd Br	2nd	10.66	x 9.09	Hardwood Floor	Picture Window	Closet
8	Rec	Lower	16.99	x 15.42	Laminate	Track Lights	Above Grade Window
9	Office	Lower	18.18	x 5.58	Above Grade Window	Track Lights	Closet

Client Remks: Tucked away on one of the quietest streets in the heart of Davisville Village, this extraordinarily wide semi-detached home offers an exceptional blend of space, comfort, and community. Located within the highly sought-after Maurice Cody Public School catchment, 524 Balliol Street presents a rare opportunity to own a beautifully maintained family home in one of midtown Toronto's most desirable neighbourhoods. With an impressive 23.23-foot frontage, this home stands apart from the typical semi, offering remarkably spacious principal rooms and generously sized bedrooms rarely found in the area. Thoughtfully designed for modern family living, the home offers nearly 2,000 square feet of total living space across all levels. The recently renovated kitchen features stainless steel appliances, modern finishes, and a functional layout ideal for everyday living and entertaining. The professionally landscaped front and rear gardens create exceptional curb appeal and a private outdoor retreat, complete with a large backyard deck perfect for hosting, dining outdoors, or relaxing summer evenings. Inside, the bright and functional layout is complemented by a finished basement featuring a dedicated home office with above-grade south-facing windows. Perfectly positioned between the amenities of Mount Pleasant and Bayview, and surrounded by parks, shops, restaurants, and top-rated schools, this is a wonderful opportunity to enjoy the best of Davisville Village living on a coveted family-friendly street.

Inclusions: Samsung Stainless-Steel Fridge/Freezer, Samsung Stainless-Steel Dishwasher, Samsung Stainless-Steel Electric Cooktop with Oven, Samsung Exhaust Fan with Microwave, GE Washer & Dryer, All existing electric light fixtures and All existing window coverings.

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



7 Cleveland St Toronto Ontario M4S 2V9 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,090.98/2025 For: Sale % Dif: 97 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 18		
Sold: \$970,000 List: \$995,000		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 23.5 x 50 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bayview Ave & Merton St Directions: Bayview Ave & Merton St		

MLS#: C13095080 **PIN#:** 211260143
Legal: PLAN M5 PT LOT 94 (See Sch. C)

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 5.15	Closet		
2	Living	Main	11.48	x 14.67	Combined W/Dining	Hardwood Floor	Large Window
3	Dining	Main	11.48	x 14.67	Combined W/Living	Hardwood Floor	Large Window
4	Kitchen	Main	7	x 14.34	Eat-In Kitchen	O/Looks Family	
5	Family	Main	7.51	x 14.99	W/O To Deck	O/Looks Garden	Broadloom
6	Prim Bdrm	2nd	10.83	x 12.4	Double Closet	Hardwood Floor	Large Window
7	2nd Br	2nd	9.58	x 8.83	W/I Closet	Hardwood Floor	
8	3rd Br	Bsmt	11.32	x 11.91	Vinyl Floor	Closet	
9	Laundry	Bsmt	7.35	x 9.42	Vinyl Floor		
10	Bathroom	2nd	0	0	4 Pc Bath		
11	Bathroom	Bsmt	0	0	3 Pc Bath		

Client Remks: Nestled on a quiet, tree-lined part of Cleveland Street, this warm, and inviting 2 storey, semi-detached home is exceptionally well located in one of Toronto's most desirable midtown neighbourhoods. The attractive solid masonry brickwork and front porch along with the pretty perennial front garden and interlocking brick driveway add to its charming curb appeal. Enjoy the ultimate convenience of legal front yard permit parking for one car. The well sized principal rooms and the versatile, functional layout lend itself seamlessly to comfortable family living and easy entertaining. The main floor offers a combined living room/dining room with a large window overlooking the front garden, a spacious eat-in kitchen with full size appliances, and a family room with a walk-out to the new deck and private fenced back garden. The second floor features a spacious primary bedroom with wall-to-wall closets, a second bedroom with a walk-in closet, and a white and bright 4-piece bathroom. The finished basement, with newly installed vinyl flooring, features the 3rd bedroom or recreation area, laundry room, utility area, and a 3-piece bathroom. Come and experience everything this sought after, family friendly, pocket in the coveted Maurice Cody Public School district has to offer. Tucked away, yet having all urban amenities and the best that Bayview and Mt. Pleasant have to offer just a stroll away. Truly a special opportunity to enter the vibrant and established Davisville community!

Inclusions: Existing Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, ceiling light fixtures and window blinds.**The following upgrades were completed in April 2026 - Professionally painted throughout interior, front porch and front door, new vinyl flooring in basement, new laundry sink/tap, new deck in rear garden, 2 new toilets, new vanity/tap in 2nd floor bathroom, new kitchen faucet, new treads on stairs to second floor, some new ceiling light fixtures **Home Inspection available upon request**

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-785-1500



192 Belsize Dr		
Toronto Ontario M4S 1M2		
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$6,760.01/2026	For: Sale	% Dif: 118
Sold Date: 07/02/2026		
SPIS: No	Last Status: SLD	DOM: 3
Semi-Detached	Fronting On: N	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	27.17 x 125 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Davisville and Mount Pleasant Directions: Davisville and Mount Pleasant		

MLS#: C13501230	PIN#: 211310184
Legal: PT LT 70-71 PL 1787 TORONTO AS IN CT879274; S/T DEBTS IN CT879274; S/T EXECUTION 93-018590, IF ENFORCEABLE; CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Drive: Private	Gas:
Fireplace/Stv: N	Drive Park Spcs: 3	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free, Floor Drain, Storage, Water Heater	HST Applicable to: In Addition To
Roof: Asphalt Shingle		Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.75	x 13.22	
2	Kitchen	Main	8.33	x 15.12	
3	Dining	Main	9.97	x 15.49	
4	Foyer	Main	4	x 3.74	
5	Prim Bdrm	2nd	10.53	x 13.94	
6	2nd Br	2nd	11.06	x 12.5	
7	3rd Br	2nd	8.07	x 10.73	

Client Remks: A fantastic opportunity to own a charming three-bedroom brick home in the heart of highly sought-after Mount Pleasant Village! Featuring a private driveway, detached garage, and an expansive backyard, this home offers incredible potential in one of Toronto's most coveted family neighbourhoods. Enjoy the perfect balance of peaceful residential living and unbeatable convenience. Just steps to the shops, cafes, and restaurants of Bayview, Mount Pleasant, Yonge Street, and Davisville Village, with easy access to transit and the Eglinton Crosstown LRT. Walk to the renowned Maurice Cody Public School, excellent public and private schools, plus beautiful green spaces including June Rowlands Park and Sherwood Park. An exceptional opportunity to live in a vibrant, family-friendly community where timeless charm meets outstanding convenience.

Inclusions: fridge, stove, washer , dryer

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



489 Balliol St Toronto Ontario M4S 1E1 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,964.69/2025 For: Sale % Dif: 124 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,363,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.92 x 175 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Mount Pleasant & Davisville Directions: Mount Pleasant & Davisville

MLS#: C13059058 **PIN#:** 211250135
Legal: PCL 71-4 SEC M5; PT LT 71 S/S BALLIOL ST PL M5 TORONTO... (continued in Schedule B)

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 12.4	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	14.01	x 9.58	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	10.01	x 12.4	Quartz Counter	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.5	x 12.83	Hardwood Floor	Double Closet	O/Looks Garden
5	2nd Br	2nd	9.15	x 12.83	Closet	Broadloom	O/Looks Garden
6	3rd Br	2nd	10.76	x 8.01	Closet	Broadloom	
7	Rec	Lower	15.58	x 11.75	Broadloom		
8	Laundry	Lower	10.99	x 11.75			

Client Remks: Nestled on a quiet stretch of Balliol Street between Mount Pleasant and Bayview, this charming semi-detached home offers the perfect blend of warmth, space, and location in the heart of Davisville. Loved and meticulously maintained by the same owner for over 30 years, this 3 bedroom, 2 bathroom home has been thoughtfully updated throughout, creating a turn-key opportunity for first time buyers and downsizers alike in this prime location. The main floor features a bright, open-concept living and dining area, ideal for hosting family gatherings or cozy nights in. The updated kitchen has quartz counters, stainless steel appliances, and an abundance of storage. The kitchen has a sliding glass door which walks out to an exceptionally deep 175-foot south facing lot, where a rebuilt deck (2022) sets the stage for effortless indoor-outdoor living. Whether it's morning coffee, summer dinners, or crisp fall evenings, this backyard is a true extension of the home. Upstairs, you'll find three great-sized bedrooms and a full family bathroom, offering comfort and versatility for families or those needing extra space. The principal bedroom can easily accommodate a King-sized bed, and has wall to wall closets with organizers. The finished basement adds even more flexibility, perfect for a recreation room, reading nook, home office, or whatever suits your lifestyle. Situated between the best amenities that both Mount Pleasant and Bayview have to offer, and in the desirable Maurice Cody PS catchment, 489 Balliol Street is an opportunity to join this fabulous community, and own a lovingly cared-for home on an incredible lot in one of Toronto's most desirable midtown neighbourhoods.

Inclusions: Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, Electrical Light Fixtures.

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



3 Belle Ayre Blvd
Toronto Ontario M4S 2P6
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$7,593.66/2025 **For:** Sale **% Dif:** 111
Sold Date: 04/01/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$1,275,000
List: \$1,149,000
Link:
 Semi-Detached **Fronting On:** E **Rms:** 5 + 2
 2-Storey **Acreage:** 19 x 118.5 Feet **Bedrooms:** 3
Irreg: 1x4x2nd, 1x2xMain
Dir/Cross St: Mount Pleasant & Davisville
Directions:
 North of Davisville Avenue, East of Mount Pleasant Road and West of Bayview Avenue

MLS#: C12920286 **PIN#:** 211250537

Legal: Pt Lt 16 Pl 646E Toronto As In Ca405933; S/T & T/W

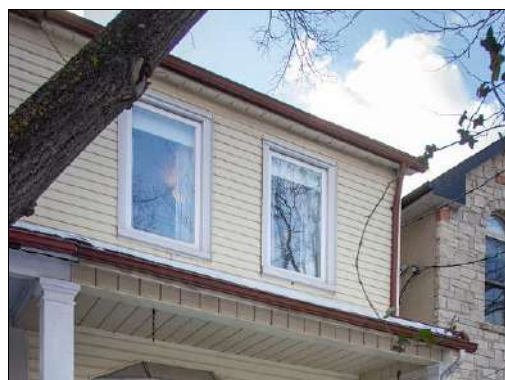
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Full	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Fireplace/Stove,	Retirement:
Apx Sqft: 1100-1500	Hospital, Library, Park, Public Transit,	HST Applicable to Included In
Roof: Unknown	School	Sale Price:
Foundation: Unknown	Exterior Feat: Deck, Lighting,	Farm/Agr:
Assessment: POTL:	Landscaped	Oth Struct:
POTL Mo Fee:	Interior Feat: Carpet Free, Storage	Survey Type: Boundary Only
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	7.74	x 9.28	B/I Closet	Large Window	Tile Floor
2	Living	Main	14.73	x 13.71	Hardwood Floor	Gas Fireplace	B/I Shelves
3	Dining	Main	11.52	x 13.71	Hardwood Floor	Pot Lights	Large Window
4	Kitchen	Main	7.51	x 13.71	Hardwood Floor	Breakfast Bar	Stainless Steel Appl
5	Prim Bdrm	2nd	10.76	x 13.71	Hardwood Floor	B/I Closet	Large Window
6	2nd Br	2nd	10.17	x 8.6	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	10.07	x 8.53	Hardwood Floor	Large Window	Closet
8	Rec	Lower	26.61	x 15.03	Laminate	Closet	Open Concept
9	Laundry	Lower	8.73	x 13.65	Double Sink	Window	

Client Remks: Welcome to 3 Belle Ayre Blvd - the kind of home people wait for and rarely find - with a mudroom-style entrance, main floor powder room, move-in ready upgrades, finished basement, parking, a sizeable backyard, and all in a top school district... it checks all the boxes. Imagine a morning walk for school drop-off, coffee on Bayview, and every daily essential just steps from your door - this is the ease and rhythm of life in Davisville's coveted Maurice Cody school district - a highly sought after, family friendly neighbourhood offering an exceptional lifestyle. Step into this bright and spacious open concept main floor designed for both everyday living and entertaining. The front foyer has been transformed into a functional mudroom with built-in storage. New engineered hardwood floors, pot lights, upgraded staircase, rare main floor powder room, and a well-appointed kitchen with generous storage, ample counter space, pantry, and upgraded appliances (2024) come together to create a highly functional flow. Upstairs offers great-sized bedrooms with excellent closet space, including a spacious primary with floor-to-ceiling custom built-ins and room for a king-size bed. Thoughtful storage continues throughout with custom closet solutions. The bright, finished basement with open rec room, flexible nook for a desk or play, full laundry room, and ample storage space, ideal for growing families or versatile use. Enjoy a private backyard designed for real life. Dine alfresco on the large deck while kids and pets roam free on the low-maintenance turf, or unwind under ambient lighting on the stone patio on warm summer nights with friends. Walkable to the very best of both Bayview and Mount Pleasant's boutique shops, cafes, restaurants, parks, and trails, with TTC, newly opened Eglinton LRT, and the Yonge subway line all nearby, making city living and commuting effortless.

Inclusions: Extensively updated, the home features a new furnace (2021), updated windows (2016), front and back doors (2016/2018), and roof updates (2021). Includes: Newly upgraded stainless steel appliances - Fridge (2024), Stove (2024) Dishwasher (2024), Samsung microwave hood fan (2023). LG washer & dryer (2018), all electrical light fixtures, all window coverings, built-ins, Freestanding Storage Shelf Unit on the Main Floor, Storage Unit in Bedroom 2, Bookshelves in Bedroom 2 & 3, Basement Storage Unit, built-in speaker rough-in. Gas fireplace as-is.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



487 Davisville Ave Toronto Ontario M4S 1J2 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,259/2025 For: Sale % Dif: 106 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,220,000 List: \$1,149,000
Att/Row/Twnhouse Link: 2-Storey	Fronting On: S Acreage: 17.33 x 148 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bayview/Millwood Directions: West of Bayview at Cleveland

MLS#: C12722984	PIN#: 211260082
Assignment: No	Fractional Ownership: No
Legal: PCL 79-1 SEC M116; PT LT 79 PL M116 TORONTO	Vacant Land Condo: No

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Concrete Assessment: \$830,000 / 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Covered Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Heater 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	Living	Ground	12.57	x 10.6	Combined W/Dining Broadloom Picture Window
2	Dining	Ground	12.24	x 11.58	Combined W/Living Broadloom
3	Kitchen	Ground	11.84	x 9.09	Combined W/Family B/I Appliances
4	Family	Ground	12.5	x 11.42	Combined W/Kitchen O/Looks Garden
5	Br	2nd	12.83	x 11.25	
6	2nd Br	2nd	11.84	x 8.92	
7	3rd Br	2nd	14.07	x 7.09	
8	Rec	Bsmt	12.17	x 10.6	3 Pc Ensuite
9	Kitchen	Bsmt	10.93	x 8.99	
10	Br	Bsmt	10.24	x 8.92	

Client Remks: This beautiful (and comfortably large) family home is on the Bayview Avenue end of Davisville Ave. Convenience is the name of the game here. Carport for 2 cars accessed from the lane at the back. Family room combines with the kitchen and overlooks the deck/yard. Breakfast area at counter. It's often described as one of Toronto's most popular neighbourhoods because it's centrally located, TTC stop access the street from the house and it is located in the highly coveted catchment area for Maurice Cody Elementary, Hodgson Middle School and Northern Secondary School. You'll notice the home exudes style and care as soon as you walk in the front door. It offers 3 bedrooms, 2 bathrooms and even a little kitchenette in the very comfortable finished basement. The backyard is landscaped, private and south facing. Lots of sun. Ideally located between Mt Pleasant and Bayview, you are steps to the conveniences you could hope for in this fabulous midtown location!

Inclusions: fridge, gas stove, dishwasher, washer, dryer, light fixtures, gas burner & equipment. window coverings, Tankless Navien NPE-210A Hot water is on demand with contract (can be assumed or bought out).

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



680 Hillsdale Ave E Toronto Ontario M4S 1V3 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,111.04/2025 For: Sale % Dif: 111 Sold Date: 01/29/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,277,000 List: \$1,149,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 22.42 x 126 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Bayview Ave & Hillsdale Ave E Directions: Bayview & Hillsdale Ave E

MLS#: C12712866	PIN#: 211280276
Legal: PT LT 222 PL 866 NORTH TORONTO AS IN CA552636; S/T & T/W CA552636; S/T INTEREST IN CA552636; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage	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 Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A Charming Home in One of Toronto's Most Sought-After Family Neighbourhoods. Set on a quiet, tree-lined street in the heart of Davisville Village, 680 Hillsdale Avenue East offers a rare opportunity to own a semi-detached home in one of Midtown Toronto's most desirable family communities. Located within the Maurice Cody school district, and just steps to Bayview Avenue, local parks, shops, and transit, the area is known for its friendly vibe and urban convenience. This well-maintained home features three bedrooms, a finished basement with side entrance, a single-car garage and a private backyard. Blending original charm with key updates over the years, it's a move-in-ready home with flexibility to make it your own over time. Inclusions: See Schedule B Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910					



593 Millwood Rd Toronto Ontario M4S 1K7 Toronto C10 Mount Pleasant East Toronto		Sold: \$1,050,000 List: \$1,188,888
Taxes: \$6,907/2025 Sold Date: 05/21/2026	For: Sale	% Dif: 88
SPIS: No	Last Status: SLD	DOM: 15
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 26 x 120 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: Bayview & Eglinton Directions: Between Yonge & Bayview on Millwood, just west of Cleveland.		

MLS#: C13088146

PIN#: 211250570

Legal: PT LT 162-163 PL 590E TORONTO AS IN EN95744; S/T & T/W EN95744; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Bus Route Exterior Feat: Lawn Sprinkler System, Porch, Lighting, Privacy Interior Feat: Auto Garage Door Remote, Central Vacuum, Water Heater Owned, Storage, Floor Drain	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: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.6	x 12.17	Brick Fireplace	French Doors	Large Window
2	Dining	Main	10.6	x 10.5	O/Looks Backyard	Broadloom	Large Window
3	Kitchen	Main	10.5	x 9.42	W/O To Deck	Backsplash	Picture Window
4	Foyer	Main	7.15	x 6.33	Wood Trim	Stained Glass	French Doors
5	Prim Bdrm	2nd	11.09	x 10.6	Broadloom	Double Closet	Large Window
6	Br	2nd	12.66	x 11.15	Broadloom	Ceiling Fan	Large Window
7	Br	2nd	10.01	x 7.48	Broadloom	Closet Organizers	Large Window
8	Bathroom	2nd	8.43	x 7.48	Soaker	Window	Metal Railing
9	Laundry	Bsmt	14.01	x 10.24	Separate Shower	Laundry Sink	Above Grade Window
10	Workshop	Bsmt	11.84	x 9.68	B/I Shelves	Unfinished	Above Grade Window
11			10.66	x 10.17	Unfinished	Above Grade Window	

Client Remks: Welcome home to one of Midtown's most sought after streets in this 2 storey semi detached that truly embodies "Home Is Where The Heart Is". This 3 bedroom gem brings timeless character to coveted Mount Pleasant between Yonge and Bayview, with its arched window brickwork, custom stained glass and real wood trim, all while offering the easy, peaceful living today's Toronto needs. The warmth and comfort of this genuinely inviting home await, ready to host a lifetime of new memories with a layout that actually works. If it's contemporary luxe design your heart desires just look around the neighbourhood... The luxury renovation potential at 593 Millwood is endless! The main floor flows effortlessly from a gracious living room with an all brick fireplace and French doors, on through the traditional dining room and into the eat-in kitchen with picture window, featuring a walkout onto a private rear deck nestled in a quiet tree-lined back yard kept lush and green by the built-in irrigation system - all while boasting secure, private rear parking for multiple vehicles on the finished surface and oversized 325 square foot garage. Upstairs, three bedrooms and a main bathroom highlighted by the claw foot tub offer a true retreat from city life and a main level separate side entrance to the basement with finished shower area - that's right 3 total exterior entrances - make for incredible flexibility for even the most discerning homeowner. Just minutes to many top rated public and private schools, steps to countless Mount Pleasant and Leaside cafes, restaurants, the Beltline Trail and immediate proximity to transit that gets you downtown in under 20 minutes. This is THE neighbourhood where Sunday morning coffee runs turn into front-porch conversations with neighbours while the kids can play safely and downtown is still just a blink away. Timeless Toronto roots just waiting for your modern polish.

Inclusions: Refrigerator, Stove, Range Vent, All Window Coverings, All ELFs, GDO & Remote.

Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232



467 Hillsdale Ave E Toronto Ontario M4S 1V1 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,664/2025 For: Sale % Dif: 124 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,481,000 List: \$1,195,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 26.71 x 144 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x3xBsmt	Dir/Cross St: Mt Pleasant & Eglinton Directions: Between Mt Pleasant & Bayview

MLS#: C12995766 **PIN#:** 211290418
Legal: PT LT 157 PL 866 NORTH TORONTO AS IN CA118540; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: Private, Tandem Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Level, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Central Vacuum, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.17	x 6.27	Ceramic Floor	Staircase	Closet
2	Living	Main	11.68	x 11.25	Picture Window	Hardwood Floor	Combined W/Dining
3	Dining	Main	13.85	x 9.42	Combined W/Living	O/Looks Family	Hardwood Floor
4	Kitchen	Main	13.58	x 8.23	Ceramic Floor	Stainless Steel Appl	O/Looks Dining
5	Family	Main	13.25	x 12.66	Sunken Room	Laminate	W/O To Yard
6	Prim Bdrm	2nd	20.24	x 11.15	Laminate	His/Hers Closets	W/O To Balcony
7	Bathroom	2nd	7.51	x 6.76	4 Pc Ensuite	Ceramic Floor	Separate Shower
8	2nd Br	2nd	12.76	x 10.07	Hardwood Floor	Picture Window	Closet
9	3rd Br	2nd	11.32	x 9.51	Picture Window	Closet	Hardwood Floor
10	Bathroom	2nd	7.25	x 5.51	4 Pc Bath	Ceramic Floor	Whirlpool
11	Rec	Bsmt	20.24	x 9.58	Broadloom	Above Grade Window	Pot Lights
12	Bathroom	Bsmt	11.52	x 8.01	3 Pc Bath	Laminate	Separate Shower
13	Other	Bsmt	5.35	x 5.15	Sauna		
14	Utility	Bsmt	10.33	x 7.25	Concrete Floor	Combined W/Laundry	

Client Remks: A rare opportunity in the heart of Davisville Village! Larger-than-average semi-detached home with a substantial two-level rear addition, offering exceptional space and functionality for growing families. Well-maintained and full of potential, this home presents the perfect opportunity to live-in, renovate, customize, and create your dream home in one of Midtown Toronto's most sought-after neighbourhoods. The main floor offers an inviting and highly functional layout with spacious combined living and dining rooms, an eat-in kitchen with breakfast bar and ample workspace, and a bright rear family room addition with walkout to the backyard-ideal for everyday family living, casual gathering, and entertaining. Upstairs, the expansive primary retreat is a true standout, featuring a generous footprint, two double closets, a 4-piece ensuite, and walkout to a private balcony. Two additional well-proportioned bedrooms and a second full bathroom complete the upper level, providing excellent space for children, guests, or a home office. The finished lower level adds valuable flexibility with a recreation room, 3-piece bathroom, cedar sauna, laundry area, and additional storage. Situated on a rare 27' x 144' lot with a private driveway and double detached garage-an exceptional feature in this neighbourhood. The backyard offers outstanding space for families, kids, entertaining, and future expansion, including potential for a garden suite, in-law suite, income-producing space, or work-from-home setup (report available). Quiet, family-friendly street perfectly positioned between Bayview and Mount Pleasant, offering easy access to both vibrant retail strips, cafes, restaurants, parks, TTC, Eglinton, and the upcoming LRT. Located within the highly coveted Maurice Cody Junior Public School and Northern Secondary School catchments. A unique opportunity to secure space, location, parking, and long-term upside in one of Midtown Toronto's most desirable family neighbourhoods.

Inclusions: Fisher & Paykel stainless steel fridge/freezer, LG stainless steel gas range, Maytag dishwasher, Sharp microwave, NuTone exhaust fan, Whirlpool washer, Kenmore dryer, Carrier forced air gas furnace, central air conditioning equipment, AprilAire humidifier, Hoover Ovation central vacuum and related equipment, circuit breakers (100 amp), all existing electric light fixtures and all existing window coverings.

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



14 Tilson Rd Toronto Ontario M4S 1P4 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,729.39/2025 Sold Date: 02/03/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,207,000 List: \$1,199,900 For: Sale % Dif: 101
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 25 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Mount Pleasant/Manor Rd E Directions: Tilson/Harwood

MLS#: C12740084 **PIN#:** 211310233
Legal: Plan 1787 PT LOT 94

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown 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: 2 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.83	x 15.09	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	16.83	x 11.12	Hardwood Floor		
3	Kitchen	Main	16.83	x 14.76	Eat-In Kitchen	Open Concept	Pantry
4	Prim Bdrm	2nd	14.21	x 17.29			
5	2nd Br	2nd	11.19	x 9.84	Large Window		
6	3rd Br	2nd	16.83	x 11.61			
7		Bsmt	16.83	x 30.94			

Client Remks: Location location location! A great opportunity to customize this "oversized" semi-detached home to make it your own. The home is situated on a quiet street in the Maurice Cody/Northern SS School District and includes parking plus a garage. The open-concept kitchen features newer stainless steel appliances and the bedrooms are generously sized. Estate sale - Property is being sold as is, where is with no warranties - see schedule B. Executor has no survey to confirm parking etc.

Listing Contracted With: HARVEST REALTY LTD. **Ph:** 416-733-2666



569 Soudan Ave Toronto Ontario M4S 1X1 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,908/2025 For: Sale % Dif: 93 Sold Date: 03/05/2026 SPIS: No Last Status: SLD DOM: 169			Sold: \$1,120,000 List: \$1,200,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 20.5 x 146 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4, 1x3	Dir/Cross St: Bayview and Eglinton Directions: Southwest of Bayview and Eglinton

MLS#: C12415114 **PIN#:** 211290328
Legal: PT LT 8-9 PL 1028 NORTH TORONTO AS IN CA577155; S/T & T/W CA577155; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1934 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: Survey Roof: Shingles Foundation: Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove 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 Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.76	x 8.6	Hardwood Floor	Open Concept	Granite Counter
2	Living	Main	13.85	x 12.5	Hardwood Floor	Fireplace	Open Concept
3	Dining	Main	13.68	x 6.76	Hardwood Floor	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	12.4	x 10.17	Hardwood Floor	Closet	South View
5	2nd Br	2nd	12.6	x 8.33	Hardwood Floor	Closet Organizers	North View
6	3rd Br	2nd	9.09	x 6.92	Hardwood Floor	Closet	North View
7	Rec	Bsmt	13.75	x 12.6	Ceramic Floor	Double Closet	
8	Laundry	Bsmt	8.5	x 7.41	Ceramic Floor	3 Pc Ensuite	

Client Remks: There is a lot to like about this three-bedroom, two bathroom semi-detached house. You will appreciate the bright and spacious main floor that features an open concept living/dining room, and a kitchen with granite counters, breakfast bar and stainless steel appliances. The 146 foot deep lot provides ample space to use the backyard as an extension of your home, where you can lounge away a warm summer day. Or invite friends and family to create memories together, of a place of warmth and happiness, of a place that feels like home. The prime location offers all the pleasures of city living without feeling like you're in the city. You are only minutes away from all the shops and restaurants along Mount Pleasant and Bayview, in the catchment for excellent schools, and only a short walk to the TTC to quickly access everything else the city has to offer.

Inclusions: Existing fridge, stove, dishwasher, washer, dryer, all electrical light fixtures.

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



18 Thurston Rd		Sold: \$1,225,000
Toronto Ontario M4S 2V7		List: \$1,225,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$6,463/2025	For: Sale	% Dif: 100
Sold Date: 05/08/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: W	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 4
2-Storey	19.25 x 125 Feet	Washrooms: 3
	Irreg:	1x4xBsmt, 2x4x2nd
Dir/Cross St: Belsize / Bayview Directions: West of Bayview East of MT. Pleasant		

MLS#: C13092210	PIN#: 211300293
Legal: Pt Lt 156, Plan 1788	

Kitchens: 1 + 1	Exterior: Alum Siding / Brick	Zoning: Res
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Mutual, Other	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard,	Retirement:
Apx Sqft: 1500-2000	Fireplace/Stove, Level, Park, Public	HST Applicable to Included In
Roof: Shingles	Transit, School	Sale Price:
Foundation: Block	Interior Feat: Storage	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Large Window	Hardwood Floor	
2	Dining	Main	0	0	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	0	0			
4	Family	Main	0	0	Fireplace	Hardwood Floor	French Doors
5	Prim Bdrm	2nd	0	0	Skylight	4 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	0	0	Closet	Hardwood Floor	
7	3rd Br	2nd	0	0	Closet	Hardwood Floor	
8	4th Br	2nd	0	0	Large Closet	Hardwood Floor	
9	Rec	Bsmt	0	0			
10	Office	Bsmt	0	0			
11	Utility	Bsmt	0	0			

Client Remks: Near Maurice Cody School, just steps to Bayview shops & restaurants. Highly sought-out neighbourhood. Amazing opportunity for renovators or end-users. Large, full two-storey addition including a huge family room with high ceilings and primary bedroom with 4-piece ensuite and lots of closet space.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-222-8600



3 Martin Rd Toronto Ontario M4S 2V1 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,334.34/2025 For: Sale % Dif: 96 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 36			Sold: \$1,206,000 List: \$1,249,888
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.58 x 95.12 Feet Irreg: (As Per Mpac)	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4xUpper	Dir/Cross St: Davisville Ave/Bayview Ave Directions: Davisville Ave/Bayview Ave

MLS#: C12952226 **PIN#:** 211250668
Legal: PLAN 590E PT LOTS 3 & 4

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.11	x 11.58	Hardwood Floor	Fireplace	W/O To Deck
2	Dining	Main	12.14	x 11.38	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	11.45	x 11.38	Hardwood Floor	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	Upper	11.71	x 9.61	Hardwood Floor	B/I Closet	Pot Lights
5	2nd Br	Upper	11.19	x 10.04	Hardwood Floor	Window	Closet
6	3rd Br	Upper	10.33	x 8.6	Hardwood Floor	Window	Closet
7	Bathroom	Upper	6.2	x 4.89	Hardwood Floor	Window	4 Pc Bath
8	Rec	Bsmt	12.01	x 11.52	Concrete Floor	Window	Open Concept
9	Utility	Bsmt	11.52	x 8.6	Concrete Floor	Window	Laundry Sink

Client Remks: ***Welcome Home To This Beautifully Renovated 3 Bed, 1 Bath Semi-Detached*** Perfectly Situated In Davisville Village, One Of Toronto's Most Beloved Neighbourhoods This Thoughtfully Designed Open Concept Layout Brings Together The Living, Dining, And Gourmet Kitchen Spaces, Creating An Ideal Setting For Family Gatherings And Effortless Entertaining. The Kitchen Features Premium Appliances, Ample Storage, And Expansive Counters For Everyday Cooking. The Second Level Offers Three Generous Bedrooms, Each Designed With Comfort And Privacy In Mind. The Updated Bathroom Features Modern Fixtures And A Clean, Timeless Aesthetic. Enjoy Outdoor Living In The Fully Fenced Backyard, Complete With A Deck For Relaxing Or Hosting Friends. Rear Yard Parking Provides Added Convenience In This High Demand Area. Set On A Quiet Street Yet Steps From The Vibrant Amenities Of Bayview And Mount Pleasant, This Home Offers Access To Boutique Shops, Cafes, Restaurants, Top Tier Schools, Parks, And Transit. A Wonderful Opportunity For Families Or Professionals Seeking A Move In Ready Home In Davisville Village.

Inclusions: All Existing Stainless Steel Appliances: Beaumark Advancia Fridge, Gas Cooktop, Whirlpool Built-In Wall Oven, GE Built-In Dishwasher, Midea White Washer and Dryer, All Window Coverings, All Electrical Light Fixtures, Electric Fireplace, TV and Mounts Above Fireplace, NEST Thermostat, Furnace, AC, Alarm (not monitored)

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



419 Davisville Ave Toronto Ontario M4S 1H7 Toronto C10 Mount Pleasant East Toronto Taxes: \$5,380.72/2025 For: Sale % Dif: 102 Sold Date: 04/10/2026 SPIS: No Last Status: SLD DOM: 9		
Sold: \$1,290,000 List: \$1,265,000		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.48 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Davisville Ave & Bayview Ave Directions: Davisville Ave & Bayview Ave		

MLS#: C12946398 **PIN#:** 211250709
Legal: PT LT 23-24 PL 590E TORONTO AS IN CA618150; S/T & T/W CA618150; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.01	x 8.99	Hardwood Floor	Combined W/Dining
2	Dining	Main	11.75	x 10.01	Hardwood Floor	Combined W/Living
3	Kitchen	Main	12.83	x 10.01	Slate Flooring	Eat-In Kitchen
4	Prim Bdrm	2nd	12.24	x 10.5	Hardwood Floor	Closet
5	2nd Br	2nd	12.99	x 8.33	Hardwood Floor	Closet
6	3rd Br	2nd	13.16	x 9.51	Hardwood Floor	Closet
7	Rec	Lower	18.57	x 12.24	Laminate	Pot Lights B/I Shelves
8	Laundry	Lower	16.99	x 6.5	Laminate	Pot Lights B/I Shelves

Client Remks: **Inviting and move-in ready in the heart of Davisville Village, 419 Davisville Avenue may be the home you've been waiting for.** Thoughtfully updated, this home features a bright, family-sized eat-in kitchen, two beautifully renovated bathrooms (one on the second floor and one in the lower level), pot lights, and new oak hardwood floors on the main level offering a comfortable and versatile family space, perfect for relaxing, entertaining, or everyday living. Upstairs, you'll find three well-proportioned bedrooms, including a spacious primary retreat large enough for a king-size bed, along with two additional generous bedrooms, and ample storage. The lower level provides a large open-concept area ideal for lounging, play, or media, complemented by a spa-like bathroom with heated floors, as well as dedicated laundry and storage space. Enjoy summer days on the large two-tiered deck, complete with a contemporary black and white striped awning, perfect for dining and barbecuing while watching the kids play on the grassy area below. The beautifully landscaped garden, featuring Japanese maple trees and hydrangea bushes, adds a serene and picturesque setting to this private outdoor retreat. All of this is just a short walk to the TTC, and the vibrant shops, restaurants, and amenities of Bayview Avenue. Located in the highly sought-after Maurice Cody School district, this is a rare opportunity to simply move in and enjoy everything this family-friendly neighbourhood has to offer. 419 Davisville Avenue truly is a place to call home.

Inclusions: All existing appliances: Fridge, stove, dishwasher, washer and dryer, All Window coverings, All Electric Light fixtures. Roof Shingles 4 years old, Heated floor in basement bathroom.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



545 Davisville Ave Toronto Ontario M4S 1J2 Toronto C10 Mount Pleasant East Toronto			Sold: \$1,200,000 List: \$1,279,000
Taxes: \$7,744.48/2025	For: Sale	% Dif: 94	
Sold Date: 04/01/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 8 + 4	
Link:	Acreage:	Bedrooms: 2 + 0	
2-Storey	25 x 148 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Btwn Cleveland & Bayview Directions: Btwn Cleveland & Bayview			

MLS#: C12922852 **PIN#:** 211260055
Legal: PLAN M116 LOT 55

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1962 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Grnbelt/Conserv, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2021 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	14.27	x 7.22	Tile Floor	Eat-In Kitchen	Window
4	Prim Bdrm	Main	13.48	x 11.48	Hardwood Floor	Closet	4 Pc Bath
5	Living	2nd	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
6	Dining	2nd	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
7	Kitchen	2nd	14.27	x 7.22	Tile Floor	Eat-In Kitchen	Window
8	Prim Bdrm	2nd	13.48	x 11.48	Hardwood Floor	Closet	4 Pc Bath
9	Living	Bsmt	18.86	x 12.11	Parquet Floor	Combined W/Br	Window
10	Dining	Bsmt	18.86	x 12.11	Parquet Floor	Open Concept	Window
11	Kitchen	Bsmt	12.04	x 7.58	Laminate	Window	4 Pc Bath
12	Laundry	Bsmt	13.02	x 11.32	Vinyl Floor	Separate Rm	Window

Client Remks: CALLING OUT ALL INVESTORS! Don't miss this incredible opportunity to own a residential property with three self-contained units (as per GEO/MPAC) in highly sought-after Davisville Village, just east of Mt. Pleasant and close to Bayview. This well-maintained property is fully tenanted month-to-month, making it an excellent turnkey investment with immediate rental income and strong future potential. Bsmt unit #1 is a bachelor, main flr unit #2 is a 1 bdrm and upper flr unit #3 is another 1 bdrm unit. All units are in good condition with reliable tenants. 2-car garage off the laneway. Coin-operated laundry in the basement providing extra revenue. Stable income with upside potential. Walk to Bayview Avenue for shopping, restaurants, and services. Easy transit with bus to Davisville subway station. Walking distance to the Leaside LRT station on Bayview. This is a fantastic investment opportunity in a prime midtown location with strong tenant demand and excellent long-term growth potential. See attached Financials for revenue information as provided approximately by Seller. Seller will provide proof of expenses with Accepted Offer. Refer to attached Laneway Advisors Report for potential additional revenue. Both 543 & 545 are available for sale.

Inclusions: Fridge & Stove in Each Apartment. 1 Coin-Operated Washer & Dryer in Basement Shared by 3 Tenants.

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



543 Davisville Ave Toronto Ontario M4S 1J2 Toronto C10 Mount Pleasant East Toronto		Sold: \$1,200,000 List: \$1,279,000
Taxes: \$7,744.48/2025	For: Sale	% Dif: 94
Sold Date: 04/01/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: S	Rms: 8 + 4
Link:	Acreage:	Bedrooms: 2 + 0
2-Storey	25 x 148 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Btwn Cleveland & Bayview Directions: Btwn Cleveland & Bayview		

MLS#: C12922846	PIN#: 211260056
Legal: PLAN M116 LOT 56	

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Fin W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: 51-99 Year Built: 1962 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Grnbelt/Conserv, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2021 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	14.27	x 7.22	Tile Floor	Eat-In Kitchen	Window
4	Prim Bdrm	Main	13.48	x 11.48	Hardwood Floor	Closet	4 Pc Bath
5	Living	2nd	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
6	Dining	2nd	15.19	x 12.3	Hardwood Floor	Open Concept	Large Window
7	Kitchen	2nd	14.27	x 7.22	Tile Floor	Eat-In Kitchen	Window
8	Prim Bdrm	2nd	13.48	x 11.48	Hardwood Floor	Closet	4 Pc Bath
9	Living	Bsmt	18.86	x 12.11	Parquet Floor	Combined W/Br	Window
10	Dining	Bsmt	18.86	x 12.11	Parquet Floor	Open Concept	Window
11	Kitchen	Bsmt	12.04	x 7.58	Laminate	Window	4 Pc Bath
12	Laundry	Bsmt	13.02	x 11.32	Vinyl Floor	Separate Rm	Window

Client Remks: CALLING OUT ALL INVESTORS! Don't miss this incredible opportunity to own a residential property with three self-contained units (as per GEO/MPAC) in highly sought-after Davisville Village, just east of Mt. Pleasant and close to Bayview. This well-maintained property is fully tenanted month-to-month, making it an excellent turnkey investment with immediate rental income and strong future potential. Bsmt unit #1 is a bachelor, main flr unit #2 is a 1 bdrm and upper flr unit #3 is another 1 bdrm unit. All units are in good condition with reliable tenants. 2-car garage off the laneway. Coin-operated laundry in the basement providing extra revenue. Stable income with upside potential. Walk to Bayview Avenue for shopping, restaurants, and services. Easy transit with bus to Davisville subway station. Walking distance to the Leaside LRT station on Bayview. This is a fantastic investment opportunity in a prime midtown location with strong tenant demand and excellent long-term growth potential. See attached Financials for revenue information as provided approximately by Seller. Seller will provide proof of expenses with Accepted Offer. Refer to attached Laneway Advisors Report for potential additional revenue. Both 543 & 545 are available for sale.

Inclusions: Fridge & Stove in Each Apartment. 1 Coin-Operated Washer & Dryer in Basement Shared by 3 Tenants.

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



176 Davisville Ave
Toronto Ontario M4S 1E8
 Toronto C10 Mount Pleasant West Toronto
Taxes: \$6,289/2025 **For:** Sale **% Dif:** 95
Sold Date: 06/05/2026
SPIS: No **Last Status:** SLD **DOM:** 30
Sold: \$1,230,000
List: \$1,299,000
Semi-Detached **Fronting On:** N **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 22.5 x 122.58 Feet **Washrooms:** 2
Irreg: 1x3, 1x2
Dir/Cross St: Mt Pleasant Rd & Davisville Ave **Directions:** Mt Pleasant Rd & Davisville Ave

MLS#: C13091480 **PIN#:** 211240274
Legal: PT LT 35 PL 284 TORONTO AS IN CA232072; T/W & S/T CA232072 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1935 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: 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	Dining	Main	9.19	x 13.78	
2	Living	Main	10.83	x 16.73	
3	Kitchen	Main	7.55	x 18.7	
4	Prim Bdrm	2nd	10.5	x 13.12	
5	2nd Br	2nd	9.19	x 13.12	
6	3rd Br	2nd	7.22	x 13.12	
7	Laundry	Bsmt	14.44	x 15.09	
8	Utility	Bsmt	17.06	x 15.42	

Client Remks: Welcome To 176 Davisville Ave - A Beautifully Maintained 3-bedroom, 1+1 Bath Character Home With Detached Garage And 2-car Parking On One Of Midtown's Most Coveted Tree-lined Streets. Classic Toronto Charm Meets Thoughtful Modern Updates In The Heart Of Davisville Village. The Sun-filled Main Floor Features Rich Hardwood Floors, Crown Moulding, Arched Doorways, And A Stunning Fireplace Anchoring The Open Living And Dining Area. The Renovated Kitchen Offers Two-tone Cabinetry, Stone Countertops, And Stainless Steel Appliances, Flowing Out To A Spacious Rear Deck With Propane BBQ Hookup To Enjoy Additional Outdoor Space. Upstairs, Three Bright Bedrooms Share A Tasteful Full Bath, With A Generous Primary. The Lower Level Adds 620+ Sq Ft Of Flex Space With A 2-piece Powder Room, Dedicated Laundry, And Abundant Storage. Detached Garage Plus Private Parking Via The Rear Lane - A True Rarity. Steps To Davisville TTC Station, The Eglinton Crosstown LRT, Top-ranked Schools June Rowlands Park, The Kay Gardner Beltline Trail, And The Cafes, Shops And Restaurants Of Yonge & Davisville And Yonge & Eglinton. Quick Access To Downtown, And The DVP. A Rare Chance To Own A Character-filled Family Home With Garage Parking And Outdoor Space In One Of Toronto's Most Connected, Community-driven Neighbourhoods.

Inclusions: All Appliances, Window Coverings, ELFs.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



472 Balliol St Toronto Ontario M4S 1E2 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,510.70/2025 For: Sale % Dif: 100 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 7		
Sold: \$1,300,000 List: \$1,299,000		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16 x 145 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Mt. Pleasant/ Balliol Directions: Mt. Pleasant/ Balliol		

MLS#: C13451972 **PIN#:** 211250254
Legal: Part Lot 104, Plan M130

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Landscaped Interior Feat: Central Vacuum, Storage, Sump Pump, Water Heater Owned	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: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.92	x 6.23	Slate Flooring
2	Living	Main	11.48	x 15.75	Hardwood Floor
3	Dining	Main	9.51	x 11.15	Hardwood Floor
4	Kitchen	Main	9.19	x 10.83	Granite Counter
5	Prim Bdrm	2nd	11.15	x 12.14	Hardwood Floor
6	2nd Br	2nd	11.48	x 9.84	Hardwood Floor
7	3rd Br	2nd	7.55	x 7.87	Hardwood Floor
8	Rec	Bsmt	9.51	x 14.11	Laminate
9	4th Br	Bsmt	10.83	x 8.53	Laminate
10	Laundry	Bsmt	7.22	x 6.23	Laundry Sink

Client Remks: The best homes don't ask for compromise. Thoughtfully updated, 472 Balliol Street offers move in-ready living with space, exceptional parking, and the kind of peace of mind that's increasingly hard to find - in the heart of Davisville Village and within the coveted Maurice Cody Public School district. The lowered, fully waterproofed lower level is a standout - professionally underpinned for exceptional ceiling height and waterproofed for lasting confidence. It includes a fourth bedroom with closet, a three-piece ensuite, and a spacious recreation room, adding meaningful living space below grade. The main floor balances openness and warmth: hardwood floors, custom built-ins, a gas fireplace, and bright living and dining areas. The renovated kitchen offers granite counters, stainless steel appliances, and a walkout to the large rear deck. Upstairs are three bedrooms, including a primary with custom built-in closets, plus a renovated four-piece bath. Behind the scenes, an updated electrical panel, newer mechanical systems, replaced siding, and updated appliances mean the major work is already done. Outside, artificial turf and generous outdoor living lead to a detached drywalled, high-ceilinged, with abundant storage and an electric opener. The laneway setting 1.5-car garage - is a hidden bonus: minimal traffic and a safe space for kids to play close to home. Davisville Village is one of Midtown's most sought-after family neighbourhoods - tree-lined streets, the shops and cafes of Bayview and Mount Pleasant minutes away, parks and the Beltline Trail at your doorstep, and quick TTC access downtown. Families are the top-rated schools, including Maurice Cody Public School and Northern Secondary, along with drawn here for a genuine sense of community. Combining thoughtful updates, flexible living space, and exceptional convenience, this is a rare move-in-ready opportunity in the heart of Midtown Toronto.

Inclusions: All existing appliances (Whirlpool refrigerator, Frigidaire stove, Frigidaire dishwasher, LG microwave, washer, dryer, deep freezer in garage); TV and mount; all electrical light fixtures; Sump pump, Hot water tank, all window coverings (main floor coverings will differ from staging); wardrobe in child's bedroom; heavy bag in basement; mounted heavy bag in garage; mounted pull-up bar in garage; front patio furniture. Professionally installed security film on main floor windows and doors.

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088



355 Davisville Ave Toronto Ontario M4S 1H1 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,677/2025 For: Sale % Dif: 104 Sold Date: 02/14/2026 SPIS: No Last Status: SLD DOM: 2		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 20 x 145 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Mount Pleasant / Davisville Directions: Mt Pleasant and Davisville		

MLS#: C12783726 **PIN#:** 211250260
Legal: PLAN M130 PT LOTS 59 & 60 RP 66R7850 PART 2

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1975 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater Owned	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
Client Remks: * Prime Davisville Village * Larger Updated Approximately 1805 sq ft Modern Home * plus 720 sq ft Walkout Basement / Separate Entrance and High Ceilings * Updated Kitchen and 4 Bathrooms * Parking for 3 Cars * Rear Laneway * 2 Large Balconies plus Rear walkout to deck and backyard * Main Floor Powder Room * 2 Fireplaces * Pot lights * Built-in Garage * Steps to Restaurants * Parks * TTC * Nearby Desirable Schools * See Floor Plans * Video and Virtual Tour Inclusions: owned hot water tank, ceiling light fixtures, window shutters, washer, dryer, dishwasher, over / stove, kitchen fridge, kitchen high table, large ikea closet in BR2 Bedroom Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232					



318 Forman Ave Toronto Ontario M4S 2S7 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,636/2025 For: Sale % Dif: 93 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,300,000 List: \$1,399,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.92 x 150 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: EGLINTON AND MT PLEASANT Directions: S ON FORMAN OFF EGLINTON

MLS#: C12845936 **PIN#:** 211350226
Legal: PT LT 7-8 PL 679 NORTH TORONTO AS IN CA640186; S/T & T/W CA640186; 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: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Yes Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch, Deck Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.96	x 13.81	Hardwood Floor	Picture Window	Fireplace
2	Dining	Main	9.91	x 13.32	Hardwood Floor	Picture Window	Combined W/Living
3	Kitchen	Main	10.2	x 10.99	Breakfast Area	W/O To Deck	Quartz Counter
4	Prim Bdrm	2nd	15.55	x 11.38	His/Hers Closets	Hardwood Floor	Picture Window
5	2nd Br	2nd	9.61	x 11.29	Closet	Hardwood Floor	Picture Window
6	3rd Br	2nd	12.96	x 10.3	Hardwood Floor	Double Closet	Picture Window
7	Rec	Lower	9.35	x 17.78	Vinyl Floor	Pot Lights	
8	Br	Lower	8.92	x 16.08	Double Closet	Vinyl Floor	Above Grade Window
9	Laundry	Lower	6.2	x 13.35	Laundry Sink	Above Grade Window	Concrete Floor

Client Remks: Welcome To The One You've Been Waiting For. The Quintessential Midtown Toronto Red Brick Home, Lovingly Maintained And Beautifully Renovated, Offering The Perfect Blend Of Classic Charm And Modern Comfort In The Heart Of Davisville Village. This Wide And Spacious Three Bedroom, Two Bathroom Home Delivers Exceptional Proportions Rarely Found At This Price Point, With Generously Sized Bedrooms That All Comfortably Accommodate Full Beds And A Expansive Primary Retreat Featuring Space For A King Bed And Two Side Tables. The Updated Kitchen And Bathrooms Provide Stylish, Functional Living While The Finished Basement Offers Valuable Additional Space For A Family Room, Playroom, Gym Or Home Office. Step Outside To A Sunny West Facing Backyard That Is Fully Fenced And Ideal For Children, Pets Or Entertaining. The Large Freshly Stained Deck Is Perfect For Summer Dinners And Weekend Gatherings, While The Charming Covered Front Porch Creates A Cozy Spot To Enjoy Your Morning Coffee Year Round. A Coveted Legal Private Front Pad Parking Space Adds Everyday Convenience In One Of Midtown's Most Desirable Pockets. Located In The Highly Sought After Maurice Cody Public School Catchment, This Home Sits Within One Of The Strongest School Tracks In The City And A Tight Knit Community Beloved By Families. Enjoy Incredible Walkability With Shops, Restaurants, Cafes, Fitness Studios And Everyday Amenities Along Both Mount Pleasant And Bayview Just Minutes Away. Commuting Is Effortless With The Now Open Mount Pleasant LRT Station A Short Five Minute Walk And The Downtown Financial District Only A Quick Fifteen Minutes Down Mount Pleasant. Opportunities Like This Rarely Come Up. A Freehold Midtown Home With Parking, Three Bedrooms, Two Bathrooms And A Private Fenced Yard In The Heart Of Davisville Is A Special Offering. Wide, Deep, Sun Filled And Move In Ready, This Is The Perfect Home For A Couple Or Growing Family Ready To Put Down Roots In One Of Toronto's Most Beloved Neighbourhoods.

Inclusions: Samsung Fridge/Freezer, Samsung Dishwasher, Samsung Oven/Stove, Venmar Hood, GE Washer, GE Dryer, Electrical Light Fixtures, Window Coverings

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



683 Hillsdale Ave E Toronto Ontario M4S 1V4 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,201/2025 For: Sale % Dif: 96 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 15		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.5 x 139 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower
Dir/Cross St: Bayview and Eglinton Directions: South on Bayview, West on Hillsdale		

MLS#: C13093118 **PIN#:** 211270276
Legal: PT LT 221, 223 PL 866 NORTH TORONTO AS IN CA603337; S/T & T/W CA603337; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School Exterior Feat: Porch, Lighting, Deck, Landscaped Interior Feat: Carpet Free, Storage, Auto Garage Door Remote	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.6	x 12.01	Picture Window	Hardwood Floor	Pot Lights
2	Dining	Main	13.48	x 11.98	Open Concept	Hardwood Floor	Picture Window
3	Kitchen	Main	13.48	x 9.71	Quartz Counter	Picture Window	Walk-Out
4	Prim Bdrm	2nd	13.48	x 9.42	Hardwood Floor	Picture Window	
5	2nd Br	2nd	7.35	x 10.79			
6	3rd Br	2nd	7.32	x 10.83			
7	Rec	Lower	13.48	x 22.38			
8	Laundry	Lower	13.48	x 12.14			

Client Remks: Set On One Of The Most Desirable Streets In Davisville Village, Just Steps From Bayview Avenue And Within The Coveted Maurice Cody School Catchment, This South-Facing Semi Offers A Rare Blend Of Light, Space, And Location. From The Moment You Arrive, The Home Makes An Impression With A Covered Front Porch Inviting Slow Mornings With Coffee, While The Cobblestone Walkway, Terraced Gardens, And Soft Landscaping Create A Sense Of Calm Before You Even Step Inside. The Interior Is Warm, Refined, And Effortlessly Livable, Featuring Light Oak Floors Throughout And A Beautifully Updated Shaker-Style Kitchen With Quartz Countertops Designed For Both Everyday Living And Hosting, While Sunlight Pours In To Give The Entire Main Floor An Easy, Elevated Feel. Upstairs, Three Generously Sized Bedrooms Offer Flexibility For Growing Families, Guest Space, Or A Dedicated Home Office, Complemented By A Modern Bathroom That Is Crisp And Thoughtfully Finished. The Fully Finished Lower Level Adds Valuable Living Space Ideal For Movie Nights, A Quiet Workspace, Or A Kids' Retreat, Complete With A Convenient Powder Room. The Backyard Is Deeper Than Most In The Area And Increasingly Hard To Find, Set On A 140 Foot Lot Offering Outdoor Space For Summer Dinners, Play, And Relaxation, Alongside Two Private Parking Spots And A Winsome Modern Garage That Add Everyday Ease. Behind The Scenes, The Home Has Been Meticulously Maintained With Upgraded Mechanical Systems And A Brand New Roof Backed By A Lifetime Warranty, Providing True Turnkey Confidence. This Is More Than Just A Home, It Is A Foothold In One Of Midtown's Most Tightly Held Neighbourhoods Where Walkability, Top Tier Schools, And A Strong Sense Of Community Converge, With The Now Open Leaside LRT Station Just Steps Away Making Commuting Seamless. Homes Like This Do Not Just Hold Value, They Define It.

Inclusions: All Light Fixtures, All Window Coverings, KitchenAid Refrigerator, LG Stove (2025), LG Microwave (2025), LG Washer (2x), LG Dryer (2x), Bosch Dishwasher

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



554 Balliol St Toronto Ontario M4S 1E5 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,938.16/2025 For: Sale % Dif: 92 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 21		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.24 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Bayview & Davisville Directions: South of Davisville, between Mount Pleasant and Bayview		

MLS#: C12947352 **PIN#:** 211250722
Legal: PT LT 18-20 PL 590E TORONTO AS IN CA315345; S/T & T/W CA315345; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 15.81	Combined W/Dining	Large Window	Hardwood Floor
2	Dining	Main	10.4	x 12.24	Open Concept	Large Window	Hardwood Floor
3	Kitchen	Main	13.12	x 10.66	Stainless Steel Appl	W/O To Yard	Large Window
4	Prim Bdrm	2nd	11.25	x 12.2	Hardwood Floor	Large Window	Large Closet
5	Br	2nd	13.45	x 9.91	Hardwood Floor	Large Closet	O/Looks Backyard
6	Br	2nd	7.71	x 10.83	Hardwood Floor	Skylight	Window
7	Bathroom	2nd	7.74	x 8.46	4 Pc Bath	Tile Floor	Window
8	Bathroom	Lower	6.04	x 7.71	3 Pc Bath	Tile Floor	Window
9	Family	Lower	10.83	x 26.71	Open Concept	Tile Floor	Window
10	Office	Lower	3.67	x 6.04	Open Concept	Tile Floor	Window
11	Other	Lower	6.59	x 8.99			

Client Remks: Your dream home awaits! Magnificent 3 bedroom, 2 bathroom home available in enviable, upscale mid-town neighbourhood. This character-filled gem has been fully renovated and is move-in ready. Hardwood flooring on the main and upper levels, and tasteful, contemporary finishes throughout. Bright, beautiful open-concept living and dining area includes a charming decorative fireplace and original stained-glass windows. Light-filled chef's kitchen with stainless-steel appliances, quartz counters, loads of storage space, and a walk-out to the fantastic fenced backyard with year-round green turf and high quality composit deck. Upper floor features a sky-lit hallway, a primary bedroom with a large window and a large closet, a second bedroom with a double closet, a luxuriously large renovated four piece bathroom, the 3rd bedroom features vaulted, cathedral ceilings with a skylight. The basement is perfect as a family/media room, home office, or work-out space. Featuring a renovated three-piece bathroom, the basement also easily converts to a guest bedroom for visitors. Lower level also features ample storage, including a large dedicated storage room and plenty of custom nooks. This wonderful, tranquil, family friendly street is perfectly situated close to good schools, parks, and TTC routes, and is a pleasant stroll from the countless shops, services and eateries of Yonge and Davisville. Mutual Drive parking is shared with neighbour on rotating annual basis. Offers anytime!

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545



176 Forman Ave
Toronto Ontario M4S 2S2
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$6,319.25/2025 **For:** Sale **% Dif:** 100
Sold Date: 06/13/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Semi-Detached **Fronting On:** W **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 22.5 x 80.91 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
 83.82ft x 24.33ft x 75.43ft
 x 22.57ft
Dir/Cross St: Mt Pleasant / Davisville / Bayview
Directions: Head North of Davisville On Forman Avenue, South of Manor Road East

MLS#: C13427520 **PIN#:** 211310228
Legal: Plan 1787 Pt Lt 88

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2003 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 6.43	Heated Floor	Pot Lights	Closet
2	Living	Main	12.83	x 11.84	O/Looks Frontyard	Large Window	Hardwood Floor
3	Dining	Main	12.99	x 10.24	Combined W/Kitchen	W/O To Sundeck	Crown Moulding
4	Kitchen	Main	12.24	x 9.42	Stainless Steel Appl	Quartz Counter	Breakfast Bar
5	Prim Bdrm	2nd	13.16	x 9.15	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	10.76	x 10.6	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	9.25	x 8.99	O/Looks Frontyard	Hardwood Floor	Large Window
8	Rec	Lower	17.32	x 15.49	Window	Double Closet	Pot Lights
9	Laundry	Lower	11.52	x 11.09	Laundry Sink	Concrete Floor	B/I Shelves

Client Remks: Magnificent Davisville Village offering, this thoughtfully renovated 3-bedroom, 2-bathroom semi in the highly sought-after Maurice Cody school district is sure to check all your boxes. Set back from the street with a large, beautifully landscaped front yard and covered front porch, you'll enter the home through a spacious foyer with heated herringbone floors, and generously sized rooms where you'll immediately feel the character and warmth that help make this home so special. No details have been spared in a renovation which offers the very best of turn-key living with a spacious living room overlooking the front yard, dining room with built-in banquette seating and tastefully designed built-ins with storage and a chef's kitchen with stainless steel appliances and peninsula seating, perfect for grabbing a snack or spending time together as a family. The joy of this home continues upstairs with three well-proportioned bedrooms, including the primary suite, and a nicely renovated 4-piece bathroom, including a tub with classic white subway tile, perfect for bathtime! The lower level offers fantastic recreation space with plenty of room for the whole family and includes an additional renovated 3-piece bathroom and laundry/storage room, complete with a full-sized washer and dryer. Outside, you'll find a beautiful, sunny west-facing deck and backyard, complete with direct access to your garage parking. Enjoy everything this wonderful neighbourhood has to offer, including easy access to transit and the new LRT, wonderful shopping and restaurants on Bayview and Mt Pleasant, plus easy access to major thoroughfares for commuting. Offers anytime.

Inclusions: As per Schedule B.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



588 Merton St Toronto Ontario M4S 1B3 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,586.12/2025 For: Sale % Dif: 117 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 24 x 176 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bayview and Merton Directions: Merton And Bayview		

MLS#: C12913190 **PIN#:** 211250085
Legal: Parcel 86-7, Section M-5, being Part of Lot 86 on the North side of Merton Street, Plan M-5, Toronto

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1928 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park Exterior Feat: Deck, Landscaped, Porch Enclosed Interior Feat: Bar Fridge, Floor Drain, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed, Shed Survey Year: 2019 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.33	x 4	Hardwood Floor	Heated Floor	Large Window
2	Living	Main	14.57	x 10.6	Hardwood Floor	Open Concept	Large Window
3	Dining	Main	11.42	x 9.15	Hardwood Floor	Open Concept	Large Window
4	Kitchen	Main	14.57	x 12.24	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
5	Prim Bdrm	2nd	15.16	x 12.4	Broadloom	B/I Closet	Large Window
6	2nd Br	2nd	11.75	x 10.01	Broadloom	B/I Closet	California Shutters
7	3rd Br	2nd	11.42	x 10.01	Broadloom	B/I Shelves	California Shutters
8	Rec	Bsmt	15.58	x 14.01	Laminate	Pot Lights	Window
9	Laundry	Bsmt	11.75	x 6.43	Tile Floor	Pot Lights	B/I Shelves

Client Remks: Welcome to 588 Merton St, a truly special offering in Davisville Village. Thoughtfully redesigned and meticulously updated by the current owners, every inch of this home reflects a level of care, quality, and attention to detail that is seldom found. Open-concept main floor is anchored by elegant white oak flooring and a seamless flow ideal for modern living. The front entrance foyer is a standout feature with space for seasonal storage. Next you'll find the open concept living and dining space each flooded with natural light from the oversized windows. The contemporary chef's kitchen features stainless steel appliances including a wine fridge, a generous island with breakfast bar seating, custom backsplash, and quartz countertops. Sliding glass doors extend the living space outdoors to a private deck and beautifully landscaped, tree-lined backyard on the coveted 24 x 176 ft deep lot rarely found in the city. Upstairs, the home continues to impress with a stunning, fully renovated bathroom featuring heated floors and a custom vanity. Home to three spacious bedrooms each with built-in storage and a custom closet in the primary that is second to none! Additional insulation along the hallway enhances privacy; another example of the careful, behind-the-scenes upgrades that set this home apart. Lower level offers a bright and versatile retreat, with an expansive recreation space large enough to accommodate both family living and a dedicated work from home area. East-facing windows allow for lots of natural light, while a second bathroom and a well-appointed laundry room, both with ample storage, add to the home's exceptional functionality. Upgrades continue outside with a newly completed flagstone walkway, updated front porch, and two separate storage sheds. Finally, the rare private drive with parking for two vehicles further enhances the home's appeal, an uncommon and highly sought-after feature in the neighbourhood! Open Sat/Sun 2-4PM.

Inclusions: Include: SS LG Fridge, SS GE Gas Range/Oven, SS Turin Hood, SS Kitchen Aid Microwave, SS Dishwasher, SS Newair Wine Fridge, LG Washer / Dryer. All electric light fixtures. Nest thermostat. Gas line to BBQ. Backyard Garden Shed, Storage shed at side of home. Window Coverings except where excluded.

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



452 Davisville Ave Toronto Ontario M4S 1H8 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,514.47/2026 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,500,000 List: \$1,499,900 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 22 x 125 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Bayview And Davisville Directions: Bayview And Davisville

MLS#: C13142108 **PIN#:** 211250853
Legal: PT LT 90 PL 590E TORONTO AS IN EN112336; 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: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Sale Price: Farm/Agr: Oth Struct: Garden Shed, Fence - Full Survey Year: 1930 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.14	x 14.63	Wainscoting	Hardwood Floor	Large Window
2	Dining	Main	9.91	x 12.47	Fireplace	Wainscoting	Hardwood Floor
3	Kitchen	Main	14.21	x 9.48	Modern Kitchen	Open Concept	Stainless Steel Appl
4	Breakfast	Main	11.09	x 7.91	Open Concept	Heated Floor	W/O To Deck
5	Prim Bdrm	2nd	11.58	x 10.66	Double Closet		
6	2nd Br	2nd	8.3	x 11.78	Double Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	8.3	x 11.02	Closet	Hardwood Floor	West View
8	Rec	Lower	13.09	x 25.36	Closet	Hardwood Floor	O/Looks Garden

Client Remks: A charming Davisville Village semi that truly has it all. Enjoy timeless character with a fireplace, traditional front porch, hardwood floors, wainscoting details, and a lovely perennial garden. The generously sized main floor offers an open concept living and dining room, creating a warm and inviting space for everyday living and entertaining. The newly renovated kitchen (2022) is beautifully finished and opens into a bright breakfast room (with heated floors), which could also function as a family room, overlooking the fully landscaped back garden. Upstairs, the king-sized primary bedroom is complemented by two additional bedrooms, offering comfortable and functional space. The lower level features a recreation room and playroom (with heated floors), as well as a full-sized laundry room. A private drive provides parking for a large car or two smaller vehicles. Complete with a serene backyard and large deck, this is a wonderful family home in one of the city's most loved neighbourhoods. Known for its tree-lined streets, strong sense of community, excellent schools, and walkable lifestyle, Davisville Village is just steps to local shops, cafes, parks, convenient transit, and a short walk to Maurice Cody Public School.

Inclusions: All stainless steel appliances (GE stove, GE hood fan, LG fridge, LG dishwasher). LG washer and dryer, all electrical light fixtures (except excluded), all window coverings, Nest smart thermostat, Ring doorbell, Garden shed in backyard.

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



422 Davisville Ave Toronto Ontario M4S 1H6 Toronto C10 Mount Pleasant East Toronto		Sold: \$1,575,080 List: \$1,499,900
Taxes: \$7,734.49/2026	For: Sale	% Dif: 105
Sold Date: 05/14/2026		
SPIS: No	Last Status: SLD	DOM: 3
Semi-Detached	Fronting On: N	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	21.42 x 100 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Bayview Avenue / Davisville Avenue		
Directions: Type "422 Davisville Ave" in Waze!		

MLS#: C13111020 **PIN#:** 211250590
Legal: PT LT 77-78 PL 590E TORONTO AS IN CA509070; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Patio, Privacy, Porch Interior Feat: Carpet Free, Storage, Sump Pump, 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: Garden Shed, Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.07	x 10.07	Open Concept	Large Window	W/O To Patio
2	Dining	Main	15.58	x 13.09	B/I Bookcase	Fireplace	Large Window
3	Kitchen	Main	14.07	x 10.07	Custom Backsplash	Stainless Steel Appl	Quartz Counter
4	Office	Main	13.09	x 10.17	Large Window	B/I Desk	Hardwood Floor
5	Prim Bdrm	2nd	12.17	x 11.75	Double Closet	Large Window	O/Looks Frontyard
6	2nd Br	2nd	13.75	x 8.92	Closet	Window	O/Looks Backyard
7	3rd Br	2nd	10.17	x 8.33	Closet	Window	Hardwood Floor
8	Rec	Lower	19.42	x 12.4	Large Closet	Window	Laminate
9	Laundry	Lower	13.42	x 13.16	Separate Rm	Laundry Sink	

Client Remks: In the heart of Davisville Village and within the coveted Maurice Cody school district, this thoughtfully redesigned semi delivers the kind of space and functionality families rarely find. The reimagined main floor and rear addition create a bright open-concept layout with a proper foyer, custom built-ins, statement gas fireplace, oversized centre kitchen, dedicated office nook, and a sun-filled rear living room wrapped in windows. Upstairs features a king-sized primary bedroom, two additional bedrooms, and a renovated family bathroom, while the excavated lower level offers impressive ceiling height, a spacious rec room, and a second renovated bathroom. Hardwood flooring, updated mechanics with forced air heating and cooling, and exceptional storage throughout make this a true turnkey opportunity. Complete with a charming front porch, private city garden, and rare private driveway with parking for two cars. All just steps to parks, shops, cafes, transit, and the best of Yonge, Mount Pleasant, and Bayview living.

Inclusions: As per Schedule B

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



303 Belsize Dr Toronto Ontario M4S 1M7 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,140.92/2026 For: Sale % Dif: 110 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25 x 125 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Belsize Drive and Bayview Avenue Directions: Belsize Drive and Bayview Avenue		

MLS#: C13433220 **PIN#:** 211300109
Legal: PT LT 229 PL 1788 TORONTO AS IN CA542008; S/T CA542008; T/W CA542008; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available, Front Yard Parking, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, Countertop Range, Storage	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: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.17	x 5.15	Closet	Tile Floor	
2	Living	Main	14.17	x 12.5	Hardwood Floor	Fireplace	Pot Lights
3	Kitchen	Main	11.68	x 9.58	Stainless Steel Appl	O/Looks Dining	Pot Lights
4	Family	Main	15.16	x 20.01	Skylight	Broadloom	W/O To Deck
5	Prim Bdrm	2nd	10.99	x 17.49	Broadloom	B/I Closet	O/Looks Frontyard
6	2nd Br	2nd	10.24	x 11.15	Hardwood Floor	B/I Desk	Closet
7	3rd Br	2nd	10.24	x 8.17	Hardwood Floor	Closet	O/Looks Backyard
8	Laundry	Lower	10.01	x 12.76	Tile Floor		
9	4th Br	Lower	10.01	x 87.34	Window	Broadloom	Closet
10	Office	Lower	15.32	x 20.01	W/O To Yard	Broadloom	B/I Shelves

Client Remks: It's Here! Set directly across from the charming Belsize Parkette in the heart of Davisville Village, this beautifully renovated and thoughtfully expanded semi-detached home offers the perfect blend of character, comfort, and functionality. Enhanced by a substantial two-storey rear addition, this exceptional family home features three bedrooms above grade, plus a finished lower level, providing the space and flexibility today's families crave. The inviting living room, anchored by a fireplace, flows seamlessly into a generous dining room and renovated kitchen featuring abundant storage and a sunny breakfast bar with seating for three. At the rear of the home, a spectacular family room addition with a soaring 10-foot vaulted ceiling, skylight, and walkout to the garden creates an exceptional space for everyday living and entertaining. Filled with natural light, it overlooks a beautifully landscaped, private south-facing garden and serves as the true heart of the home. Designed for indoor-outdoor living, the expansive south-facing deck offers dedicated dining and lounging areas, a gas line for barbequing, and overlooks a mature garden, perfect for family gatherings, summer entertaining, or simply enjoying a quiet morning coffee. Upstairs, three generous bedrooms provide exceptional accommodation for a growing family. The spacious primary retreat offers excellent closet space, while the additional bedrooms are well-proportioned and filled with natural light. A beautifully renovated bathroom with heated floors adds both comfort and luxury. The thoughtfully designed lower level offers outstanding versatility, featuring a full bathroom, a spacious fourth bedroom, and a separate office or fitness area. Whether used for guests, a nanny suite, teenagers, or work-from-home flexibility, this level easily adapts to a family's evolving needs.

Inclusions: S/S Bosch b/i microwave, S/S Bosch b/i convection oven, S/S Bosch b/i dishwasher, S/S Fisher & Paykel fridge/freezer, S/S Bosch hood, 5-burner Bosch gas cooktop, GE white front loading dryer, Samsung white front loading washing machine, all broadloom where laid, security system (monitoring extra), all electric light fixtures, all window treatments and hardware, exterior trampoline, bookshelves in the family room, white freezer in the lower level, and basketball net.

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



547 Merton St Toronto Ontario M4S 1B4 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,955.62/2025 For: Sale % Dif: 99 Sold Date: 06/26/2026 SPIS: No Last Status: SLD DOM: 16		
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 19.25 x 137.02 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x2xLower
Dir/Cross St: Merton St & Mt Pleasant Rd Directions: Merton St & Mt Pleasant Rd		

MLS#: C13427316 **PIN#:** 211220059
Legal: PCL 130-6 SEC M5; PT LT 130 PL M5 TORONTO PARTS 1, 2, 3, AND 4, PL 66R12640; S/T PARTS 2, 4, 66R12640 IN FAVOUR OF PT LT 130, M5, PT 3, 66R12511 AS IN C56510; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1982 Apx Sqft: 1500-2000 Lot Size Source: MPAC 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: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Interior 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.91	x 11.68	Fireplace	Juliette Balcony	Hardwood Floor
2	Dining	Main	10.53	x 10.14	Mirrored Walls	Hardwood Floor	
3	Kitchen	Main	11.35	x 9.48	O/Looks Backyard	Eat-In Kitchen	
4	Breakfast	Main	6.96	x 5.81	Combined W/Kitchen		
5	Prim Bdrm	2nd	14.04	x 12.11	His/Hers Closets	Picture Window	Broadloom
6	2nd Br	2nd	16.47	x 8.33	W/O To Balcony	B/I Closet	Broadloom
7	3rd Br	2nd	14.21	x 11.45	3 Pc Ensuite	His/Hers Closets	Skylight
8	Rec	Lower	16.21	x 16.17	Walk-Out	B/I Shelves	2 Pc Bath

Client Remks: Situated in the heart of Davisville Village, this exceptional family home offers the perfect blend of style, comfort, and functionality. Spanning over 2,300 sq ft across four bright, open-concept levels, the thoughtfully designed layout is ideal for both everyday living and effortless entertaining. The main floor offers a great flow for both family living and entertaining. Two skylights fill the home with beautiful natural light, while fantastic storage throughout adds everyday convenience. Featuring 3 spacious bedrooms, 3 bathrooms, and a finished lower level with a walkout to a deep, south-facing backyard, this home delivers space and versatility for the whole family. Located within the highly sought-after Maurice Cody School District, it's an outstanding opportunity for families looking to settle in one of Toronto's most desirable neighbourhoods. The rare bonus of parking for two cars, including a garage, further enhances this remarkable property. A rare opportunity in a premier midtown location - this is a home you won't want to miss.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Custom Kitchen High-Top Table. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. Wood burning Fireplace.

Listing Contracted With: RE/MAX HALLMARK BATORTI GROUP INC. Ph: 416-485-7575



44 Harwood Rd		Sold: \$1,473,000
Toronto Ontario M4S 2P3		List: \$1,550,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$7,412.68/2025	For: Sale	% Dif: 95
Sold Date: 05/10/2026		
SPIS: No	Last Status: SLD	DOM: 11
Semi-Detached	Fronting On: W	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	22.55 x 125 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Davisville/Mt. Pleasant Directions: Davisville/Mt. Pleasant		

MLS#: C13059040 **PIN#:** 211310197
Legal: PT LT 78 PL 1787 TORONTO AS IN CA758560; T/W & S/T CA758560; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Finished	Drive:	Gas: Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air, Other	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Other, Park, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Other	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.4	x 7.84	Hardwood Floor	Stainless Steel Appl	O/Looks Backyard
2	Dining	Main	12.5	x 9.51	Hardwood Floor	W/O To Garden	
3	Living	Main	16.17	x 11.25	Hardwood Floor	Fireplace	B/I Bookcase
4	Foyer	Main	13.91	x 6.17	Hardwood Floor	Closet	
5	Other	Main	5.58	x 4.76			
6	Prim Bdrm	2nd	12.4	x 11.32	Broadloom	B/I Closet	O/Looks Frontyard
7	Prim Bdrm	2nd	8.83	x 5.84	Broadloom	Closet	O/Looks Frontyard
8	2nd Br	2nd	11.84	x 8.92	Broadloom	Closet	O/Looks Backyard
9	3rd Br	2nd	8.66	x 8.5	Broadloom	Closet	
10	Bathroom	2nd	8.83	x 5.84	Renovated	4 Pc Bath	O/Looks Frontyard
11	Bathroom	Lower	7.25	x 4.76	Renovated	3 Pc Bath	
12	Office	Lower	7.41	x 6.33	Broadloom		
13	Rec	Lower	15.26	x 9.42	Broadloom		

Client Remks: Welcome to this wonderful three-bedroom renovated family home at 44 Harwood Road in the much sought after Mt. Pleasant Village. The house is perfect as is, or someone might want to consider an addition on this glorious west facing property. Inside is a spacious Living room with wood burning fireplace and large windows that look right down the tree lined Tilson Road which creates a sense of openness and tranquility. There is a good-sized front porch which is ideal for relaxing or watching the kids play on this low traffic street. The eat-in kitchen is renovated with a large spacious work area and enjoys an open concept feel to the Living room and Dining room. There is under counter seating for four people. In addition, the kitchen has a window that looks directly out onto the rear garden. Newer sliding glass doors are in the Dining room which opens to the large rear deck, which is ideal for BBQing. The garden enjoys a large evergreen tree which is so pretty in all seasons. The property of 22'5 x 125' is the perfect size for playing and creating a lovely garden. It also has an added bonus of facing west for all day sun. It is entirely fenced in for privacy. The second floor enjoys a large primary suite with built in fitted closets. The primary bathroom is renovated and fitted out w/a four-piece bathroom. The second floor also enjoys two other good-sized bedrooms with fitted closets. Both overlook the rear garden with lovely views. The lower level has a newer renovated three-piece bathroom with shower stall and a games room for playing. Just in case there is overflow there is a built in Murphy Bed. We hope you enjoy this wonderful family home. Easy walk to the much-celebrated Maurice Cody School and other Public and Private Schools. It's an easy walk to the fabulous shopping and restaurants of Mt. Pleasant Road and Bayview Avenue is nearby. 44 Harwood Road is located on one of the best streets in Mt. Pleasant Village and is situated in a much demanded and welcoming community.

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



442 Hillsdale Ave E Toronto Ontario M4S 1V2 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,431.86/2025 For: Sale % Dif: 107 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,707,314 List: \$1,595,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20 x 120 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 2 1x3xLower, 1x4x2nd	
Dir/Cross St: Forman & Eglinton Directions: Forman & Hillsdale			

MLS#: C12915426 **PIN#:** 211290400
Legal: PT LT 146 PL 866 NORTH TORONTO AS IN CA144085; S/T & T/W CA144085; 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: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.25	x 10.93	Combined W/Dining Fireplace
2	Dining	Ground	11.84	x 9.15	Combined W/Living Open Concept
3	Kitchen	Ground	14.34	x 13.09	Combined W/Family Pantry
4	Family	Ground	13.75	x 12.66	Skylight W/O To Patio
5	Prim Bdrm	2nd	12.66	x 9.58	Double Closet
6	2nd Br	2nd	13.09	x 8.23	Closet
7	3rd Br	2nd	11.15	x 8.92	
8	Rec	Bsmt	16.01	x 10.99	Combined W/Office Closet
9	Laundry	Bsmt	8.23	x 6.33	

Client Remks: Tucked into the heart of Davisville Village, this charming semi-detached home offers the perfect balance of warmth, light, and everyday functionality - an ideal setting for young families and downsizers looking to simplify without compromise. At the centre of the home is a bright and inviting open-concept main floor family room, designed for connection and ease of living, filled with natural light and seamlessly flowing to a beautifully landscaped backyard through a walk-out that creates an effortless extension of the living space, perfect for both relaxing and entertaining. Wide plank wood flooring runs throughout, lending a fresh, modern feel while maintaining a sense of comfort and ease. Upstairs, three well-proportioned bedrooms and a spacious bathroom provide comfortable accommodation, while the lower level offers excellent ceiling height, a generous recreation room, a full bathroom, and a well-appointed laundry room, adding versatility and convenience. The backyard is truly special, featuring carefully layered landscaping that creates a private and picturesque setting ideal for long summer days and easy evenings with friends. Complete with licensed front pad parking and set within one of Toronto's most sought-after family neighbourhoods, this wonderful home is ready to be loved.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



599 Soudan Ave Toronto Ontario M4S 1X1 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,830/2025 For: Sale % Dif: 98 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,666,000 List: \$1,695,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.99 x 83.46 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x2xLower	Dir/Cross St: Eglinton and Bayview Directions: W on Soudan off Bayview

MLS#: C13020224 **PIN#:** 211290550
Legal: PT LT 13 PL 1028 NORTH TORONTO BEING PT 1 ON PL 66R-27674 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: Year Built: 2020 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio, Lighting Interior Feat: Auto Garage Door Remote, Central Vacuum, Built-In Oven, Storage	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	9.97	x 14.4	Picture Window	Hardwood Floor	Pot Lights
2	Kitchen	Main	13.48	x 16.83	Breakfast Bar	Hardwood Floor	Open Concept
3	Living	Main	13.52	x 12.7	Fireplace	Walk-Out	Pot Lights
4	Prim Bdrm	2nd	11.22	x 10.6	Ensuite Bath	Large Closet	Picture Window
5	2nd Br	2nd	7.45	x 11.45	Double Closet	Hardwood Floor	Pot Lights
6	3rd Br	2nd	9.02	x 11.42	Hardwood Floor	Picture Window	Pot Lights
7	Family	Lower	13.16	x 10.66	Vinyl Floor	Walk-Out	Built-In Speakers

Client Remks: This Home Truly Has It All! Perfectly Tucked On A Side Street In Coveted Davisville Village & Within The Highly Sought After Maurice Cody School Catchment, This Year Old Home Offers The Rare Combination Of Luxury Modern Design, Everyday Convenience, & Peaceful Midtown Living! Steps From Bayview's Cafes, Restaurants, Boutiques, Fitness Studios, Parks, Trails, & The Newly Opened Leaside LRT, This Location Delivers Exceptional Walkability While Remaining Calm & Residential! Homes With Features Like This Are Rarely Available In This Pocket & Never At This Pricepoint, With Two Parking Spaces, A Built In Garage Offering Direct Interior Access, A Generous Mudroom, A Walkout Lower Level, & A Professionally Landscaped Maintenance Free Backyard Surrounded By Mature Greenery, The Functionality Is Outstanding! Inside, Soaring Ceilings, Oversized Windows, Skylights, & Wide Plank White Oak Flooring Create A Bright & Airy Atmosphere Throughout, While The Chef's Kitchen Features A Quartz Double Waterfall Island, Integrated Appliances, A Wall Oven, A Built In Microwave, & Elegant Indirect Lighting! Floating Stairs With Glass Railings Add Architectural Sophistication While Heated Bathroom Floors & A Beautiful Primary Ensuite Enhance Everyday Comfort! This Fully Integrated Smart Home Allows Convenient Control From Your Phone & Features Central Heating & Air Conditioning As Well As Custom Hunter Douglas Motorized Shades Throughout! Additional Upgrades Include A Custom Black Iron Front Porch Enclosure With Discreet Garbage Storage, Custom Black Railings On The Rear Deck, & An Included BBQ! The Walkout Lower Level Provides Flexible Space For A Rec Room, Gym, Office, Or Playroom, Ideal For Professionals, Families, Or Downsizers Seeking Turnkey Modern Living In One Of Midtown's Most Desirable Neighbourhoods! The Luxury Modern Design, Features & Finishes, Combined With The Lifestyle Location & Proximity To Everything, Are Completely Unheard Of At This Price Point!

Inclusions: All Light Fixtures, All Window Coverings Including Motorized Shades And Remotes, Kitchenaid Fridge, Jennair Wall Oven, Jennair Built In Microwave, Jennair Gas Cooktop, Kitchenaid Dishwasher, Central Vacuum And Related Equipment, Smart Home Consoles In Basement Mechanical Room, BBQ On Back Deck

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



473 Hillsdale Ave E Toronto Ontario M4S 1V1 Toronto C10 Mount Pleasant East Toronto Taxes: \$9,554.28/2025 For: Sale % Dif: 97 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$1,650,000 List: \$1,698,800
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 23.25 x 143 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x4x2nd, 1x3xBsmt Dir/Cross St: Mount Pleasant/Eglinton Directions: Mount Pleasant/ Hillsdale	

MLS#: C13090202 **PIN#:** 211290420
Legal: PT LT 159 PL 866 NORTH TORONTO AS IN CA673262; S/T & T/W CA673262; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.99	x 10.66	Gas Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Ground	12.93	x 8.17	Open Concept	Hardwood Floor	Crown Moulding
3	Kitchen	Ground	13.85	x 8.66	Modern Kitchen	Granite Counter	Centre Island
4	Family	Ground	20.18	x 12.76	Walk-Out	Hardwood Floor	O/Looks Backyard
5	Prim Bdrm	2nd	14.99	x 10.99	W/I Closet	O/Looks Backyard	4 Pc Ensuite
6	2nd Br	2nd	12.07	x 11.15	Hardwood Floor	Double Closet	
7	3rd Br	2nd	14.99	x 10.5	Hardwood Floor	Closet	O/Looks Frontyard
8	Rec	Bsmt	19.65	x 9.74	Broadloom	Heated Floor	Pot Lights
9	Utility	Bsmt	27.1	x 11.68	Combined W/Laundry		
10	Br	Bsmt	16.99	x 9.25	Above Grade Window	Large Closet	3 Pc Bath

Client Remks: Renovated to the studs, with new electrical, plumbing and insulation this semi-detached home offers over 2800 sq. ft. of finished living space in the heart of Davisville Village. A thoughtfully designed, 3-level addition and expansive south-facing windows fill the home with natural light, creating a warm and inviting atmosphere ideal for modern family living. The open-concept main floor features a sun-filled kitchen with island, seamlessly flowing into the family room and dining area, perfect for everyday living and entertaining. Set on an impressive 143-ft deep lot, the private south-facing backyard offers a fenced garden and a 2-tier deck with outdoor bar, ideal for relaxing or hosting. The upper level includes 3 spacious bedrooms and 2 baths, highlighted by a generous primary suite with walk-in closet and spa-inspired 4 piece ensuite. The finished lower level provides flexible space for a teen retreat, home office, or additional living area. Located steps to the Eglinton/Mt. Pleasant LRT and within the highly sought-after Maurice Cody school district. Walk to parks, tennis, library, shops, and restaurants. A rare opportunity in one of Toronto's most desirable neighbourhoods

Inclusions: See Schedule "B"
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



337 Millwood Rd		Sold: \$2,117,000
Toronto Ontario M4S 1J9		List: \$1,699,999
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$10,783.45/2025	For: Sale	% Dif: 125
Sold Date: 02/20/2026		
SPIS: No	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: S	Rms: 8 + 3
Link:	Acreage: < .50	Bedrooms: 3 + 1
2-Storey	26.74 x 130 Feet	Washrooms: 4
	Irreg:	1x2xMain, 2x4x2nd, 1x3xLower
Dir/Cross St: Mt Pleasant and Davisville Directions: East of Mt Pleasant on Millwood Rd		

MLS#: C12801380		PIN#: 211250453	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 165 PL 1787 TORONTO AS IN CA97276; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A	Hydro: Yes
Basement: Fin W/O / Sep Entrance / Full / W/O / Finished	Drive: Private	Gas: Yes	Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal	
Heat: Forced Air / Electric, Wood	Tot Prk Spcs: 2	Water Supply Type:	
A/C: Central Air	UFFI: No	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront: None	
Apx Age: 51-99	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit	Retirement: N	
Apx Sqft: 1500-2000	Exterior Feat: Deck, Porch Enclosed, Year Round Living	Accessibility: Open Floor Plan, Parking	
Lot Size Source: GeoWarehouse	Interior Feat: Bar Fridge, Floor Drain, Guest Accommodations, In-Law Suite, Separate Hydro Meter, Storage Area	Feat:	
Roof: Asphalt Shingle	Lockers, Sump Pump, Water Heater, Water Meter	HST Applicable to: Included In	
Foundation: Concrete Block	Security Feat: Alarm System, Carbon Monoxide Detectors	Sale Price:	
Assessment: POTL: N		Farm/Agr:	
POTL Mo Fee:		Oth Struct:	
Laundry lev: Upper		Fence - Full, Garden Shed, Storage	
		Survey Type: None	
		Spec Desig: Unknown	

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	5.58	x 6.56	Laminate	B/I Shelves	
2	Living	Main	16.83	x 11.25	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	16.01	x 8.23	Hardwood Floor	Halogen Lighting	Combined W/Family
4	Kitchen	Main	15.32	x 10.01	Centre Island	Stainless Steel Appl	Quartz Counter
5	Family	Main	18.24	x 12.01	W/O To Deck	Sliding Doors	Fireplace
6	Prim Bdrm	Upper	14.01	x 10.5	W/I Closet	Broadloom	4 Pc Ensuite
7	2nd Br	Upper	12.76	x 9.25	Closet Organizers	Double Closet	Broadloom
8	3rd Br	Upper	12.76	x 9.25	Double Closet	Closet Organizers	Broadloom
9	Rec	Lower	23.49	x 17.32	W/O To Garden	Halogen Lighting	Renovated
10	4th Br	Lower	14.24	x 10.17	Renovated	Broadloom	Halogen Lighting
11	Office	Lower	8.99	x 6	Laundry Sink	Double Closet	Laminate

Client Remks: Your search for the perfect family home ends here. This exceptional residence features a thoughtfully designed three-storey addition offering nearly 1,900 sq ft of sun-filled above-grade living, complemented by a fully renovated, full-height lower level with walk-out and over 1,000 sq ft of versatile space-ideal for extended family, a playroom, home gym, or movie nights everyone will love. At the heart of the home is a stunning kitchen and family room that effortlessly supports busy family life and memorable gatherings. The chef-inspired kitchen is anchored by an oversized centre island with breakfast bar, stainless steel appliances, and a pantry closet-perfect for morning routines and weekend entertaining alike. The adjoining family room is warm and inviting, featuring an electric fireplace, custom built-in shelving and workspace, and sliding doors that lead directly to the spacious sun-filled deck and backyard, creating a seamless indoor-outdoor lifestyle for kids and adults alike. The upper level offers three spacious bedrooms, two beautifully finished bathrooms, and the everyday convenience of second-floor laundry-designed with family functionality in mind. A smart mudroom entry provides essential storage and organization, keeping backpacks, boots, and busy schedules neatly in check. With generous proportions, thoughtful upgrades, and a layout that truly supports family living, this is a home where memories are made-set in a community prized for its outstanding schools and neighbourhood charm.

Inclusions: All existing appliances (KitchenAid Stainless Steel gas stove with gas elements, KitchenAid Stainless Steel range hood, KitchenAid Stainless Steel dishwasher, Samsung Stainless Steel French door fridge, Danby microwave, stacked washer and dryer, all existing electrical light fixtures, all existing window coverings, broadloom where laid, electric fireplace, 2 TVs with wall mounts, 2 furnaces, 2 air conditioning units and a spacious garden shed. Maurice Cody Ps, Hodgson Ms, Northern Ss, Greenwood College, Sunnybrook School, Little Tots, Abc Academy, Bayview And Mt Pleasant High Streets, Parks, One Of The City's Friendliest Family Neighbourhoods

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



665 Millwood Rd Toronto Ontario M4S 1L2 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,355.29/2025 For: Sale % Dif: 99 Sold Date: 01/30/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,705,000 List: \$1,729,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25 x 90 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Bayview & Millwood Directions: West on Millwood Rd from Bayview Ave.			

MLS#: C12739098 **PIN#:** 211260304
Legal: PT LT 151-152 PL 590E TORONTO AS IN CT243852; S/T & T/W CT243852; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Central Vacuum, Sump Pump, Water Heater Owned	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.68	x 4.17	2 Pc Bath	Closet	Hardwood Floor
2	Living	Main	11.15	x 10.66	Open Concept	Combined W/Dining	Gas Fireplace
3	Dining	Main	11.15	x 7.84	Open Concept	Combined W/Living	Hardwood Floor
4	Kitchen	Main	16.24	x 9.74	Open Concept	Combined W/Family	Centre Island
5	Family	Main	16.24	x 9.58	Open Concept	Combined W/Kitchen	W/O To Deck
6	Prim Bdrm	2nd	11.91	x 11.52	4 Pc Ensuite	W/I Closet	O/Looks Backyard
7	Bathroom	2nd	11.84	x 7.15	4 Pc Ensuite	Double Sink	Separate Shower
8	2nd Br	2nd	12.6	x 9.68	Closet	O/Looks Frontyard	Hardwood Floor
9	3rd Br	2nd	8.99	x 8.76	Closet	O/Looks Frontyard	Hardwood Floor
10	Bathroom	2nd	7.84	x 4.92	4 Pc Bath	Semi Ensuite	Skylight
11	Rec	Lower	16.34	x 8.07	Above Grade Window	Pot Lights	Tile Floor
12	Kitchen	Lower	10.83	x 6.76	B/I Appliances	Above Grade Window	Tile Floor
13	Br	Lower	9.91	x 9.25	Double Closet	Murphy Bed	3 Pc Bath
14	Laundry	Lower	10.5	x 8.99	Separate Rm	Laundry Sink	Tile Floor

Client Remks: Step inside 665 Millwood Road; an exceptional, fully renovated semi where style, function & an unbeatable Davisville Village location come together seamlessly. A highly sought-after, family-friendly neighbourhood with excellent schools, parks, recreation centres & just minutes to the shops, restaurants & everyday amenities of Bayview Ave. This 3+1 bed, 4 bath home offers incomparable convenience & lifestyle appeal! A charming covered front porch leads to a bright open concept main floor with a generous entryway, hall closet & powder room. The spacious living room showcases a striking panelled feature wall with gas fireplace & large windows overlooking the front yard, flowing seamlessly into a separate dining area - perfect for entertaining! The heart of the home is the chef's kitchen with large centre island & breakfast bar, quartz countertops, & built-in stainless steel appliances. Open to a main floor family room with a built-in desk & double-door walk-out to backyard. The 2nd floor offers a bright landing with skylight, linen closet & separate laundry closet. The large primary suite accommodates a king-sized bed & features a walk-in closet & spa-inspired 4pc ensuite with double sinks and built-in storage. Two additional bedrooms with closets & 4pc family bathroom, semi-ensuite to the second bedroom, complete the level. The fully finished lower level with 8' ceilings offers excellent versatility as a family space or potential one-bedroom apartment. Featuring an additional kitchen, rec room, bedroom with queen-sized Murphy bed, 3pc bathroom & sep laundry room with a laundry sink. The fully fenced backyard features a deck with gas line for BBQ, low-maintenance turf lawn, stone patio & pergola. The detached single-car garage, with direct access to the backyard, offers excellent storage with custom shelving & workshop bench. Additional highlights include built-in speakers, Ring doorbell & exterior camera system. A truly turnkey home in an unmatched location!

Inclusions: All existing appliances throughout including; stainless steel fridge, Wolf gas range, stainless steel microwave, built-in dishwasher, built-in range hood, fridge, electric range, built-in microwave, 2 LG front-loading washer's & dryer's. All existing light fixtures throughout. All existing window coverings throughout. Existing ring doorbell (Buyer to arrange their own account & subscription). All existing exterior security cameras & associated monitoring equipment (Buyer to pay for own monitoring). Existing TV mounting brackets in main floor living room,



8 De Savery Cres		Sold: \$2,255,000
Toronto Ontario M4S 2L2		List: \$1,799,000
Toronto C10 Mount Pleasant West Toronto		
Taxes: \$9,825.76/2025	For: Sale	% Dif: 125
Sold Date: 04/13/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: W	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 3 + 2
2-Storey	25.58 x 116.18 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xBsmt
Dir/Cross St: Davisville & Mt Pleasant		
Directions: Between Yonge & Mt Pleasant South of Eglinton		

MLS#: C12963456 **PIN#:** 211320160
Legal: PT LT 209-210 PL 1789 TORONTO PT 2 63R4340; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Apartment / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1991 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1.5 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre Interior Feat: Auto Garage Door, Remote, Built-In Oven, Countertop Range, In-Law Suite, On Demand Water Heater, Storage Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Air Conditioner, Tankless Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.62	x 24.41	Gas Fireplace	W/O To Garden	Open Concept
2	Dining	Main	8.01	x 14.6	Hardwood Floor	Combined W/Living	O/Looks Garden
3	Kitchen	Main	12.2	x 21.49	Updated	Centre Island	Breakfast Area
4	Family	Main	8.4	x 10.4	Combined W/Kitchen	Hardwood Floor	Open Concept
5	Prim Bdrm	2nd	14.3	x 14.4	5 Pc Ensuite	Vaulted Ceiling	W/I Closet
6	Office	2nd	7.19	x 13.09	Hardwood Floor	O/Looks Frontyard	Window
7	2nd Br	2nd	10.79	x 14.8	Skylight	Double Closet	4 Pc Bath
8	3rd Br	2nd	10.89	x 14.8	Double Closet	O/Looks Backyard	
9	Rec	Bsmt	11.91	x 14.11	Broadloom	4 Pc Bath	Combined W/Kitchen
10	Kitchen	Bsmt	10.6	x 5.12	Combined W/Rec		
11	4th Br	Bsmt	8.99	x 10.1	Broadloom	Window	

Client Remks: Welcome to this extra-wide, beautifully updated semi in the heart of prime Davisville, where space, style, and everyday functionality come together in one of Midtown's most sought-after neighbourhoods. Step inside to a thoughtfully designed layout featuring generous principal rooms and seamless flow ideal for both daily living and entertaining. At the front of the home, the fully renovated chef's kitchen, breakfast bar, and spacious family room create a bright, open- concept hub, perfect for busy mornings, casual meals, and staying connected as a family. At the rear, the large living and dining rooms overlook the backyard, offering an ideal setting for entertaining or unwinding with a peaceful view, complete with a stunning gas fireplace that adds warmth and character to the space. Upstairs, you'll find three well proportioned bedrooms and two beautifully renovated bathrooms. The primary suite is a true retreat, featuring a vaulted ceiling, large walk-in closet, dedicated office/workout space, and a massive 5-piece ensuite designed for both comfort and function. A second renovated bathroom serves the additional bedrooms, ideal for growing families. One of the standout features is the rare 1 & 1/2 car garage with private drive, an incredible bonus in this location, offering both parking and additional storage. Set on a quiet, tree-lined street in a highly desirable, family-friendly pocket, you're just steps to top-rated schools, parks, and the vibrant shops and restaurants along Mount Pleasant and Bayview. With easy access to transit and downtown, this is an ideal home for those looking to enjoy the best of Midtown living. Turnkey, spacious, and exceptionally located, this is Davisville living at its best.

Inclusions: Jenn-Air Fridge, B/I Microwave, B/I Oven, B/I Dishwasher, B/I Warming Drawer, B/I Steam Oven, Wolf Induction Top, Washer/Dryer, Basement Fridge & Stove. All Window Coverings, All Electrical Light Fixtures.

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



551 Merton St Toronto Ontario M4S 1B4 Toronto C10 Mount Pleasant East Toronto Taxes: \$8,754.95/2025 For: Sale % Dif: 98 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 8		
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 19.25 x 137.16 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x2xLower
Dir/Cross St: Mt Pleasant / Bayview Directions: Mt Pleasant/ Merton St		

MLS#: C12713852	PIN#: 211220061
Legal: Plan 45 Part Lot 130 Rp 66R12640	

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Built-In / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, 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 Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 11.75	Open Concept	Fireplace	Juliette Balcony
2	Dining	Main	11.75	x 7.41	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Main	17.16	x 16.27	Family Size Kitchen	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	16.96	x 12.01	W/I Closet	Pot Lights	Large Window
5	2nd Br	2nd	10.86	x 8.76	Hardwood Floor	W/O To Balcony	O/Looks Backyard
6	3rd Br	3rd	14.63	x 11.42	3 Pc Bath	His/Hers Closets	Hardwood Floor
7	Rec	Lower	16.31	x 15.85	Gas Fireplace	Walk-Out	2 Pc Bath

Client Remks: A standout family home in the heart of Davisville Village, this one truly checks every box. Offering over 2,300 sq ft across four bright, open-concept levels, the layout is designed for real life and easy entertaining. Three bedrooms, four bathrooms, and a finished lower level with a walkout to a deep, south-facing backyard make this home as functional as it is inviting. Located within the Maurice Cody School District, it's ideal for families seeking both comfort and convenience. The show-stopping gourmet kitchen features commercial-grade appliances and a massive centre island-the perfect hub for hosting and everyday living. Multiple fireplaces, hardwood flooring throughout, and the rare bonus of parking for two cars, including a garage, elevate the experience even further. An exciting opportunity in one of the city's most sought-after neighbourhoods-this is a home you don't want to miss.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. On-Demand Hot Water System. TV in the kitchen.

Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. **Ph:** 416-485-7575



76 Davisville Ave Toronto Ontario M4S 1E8 Toronto C10 Mount Pleasant West Toronto Taxes: \$10,389.39/2026 For: Sale % Dif: 84 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,000,000 List: \$2,389,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 25.43 x 155.14 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Yonge St / Davisville Directions: Yonge St / Davisville

MLS#: C13202678 **PIN#:** 211240291
Legal: PT LT 9 PL 1372 TORONTO PT 2 64R15275; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 1998 Apx Sqft: 1500-2000 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: 3 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, School Interior Feat: Central Vacuum, Storage Area Lockers, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Storage None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.97	x 5.05	Marble Floor	Double Closet	
2	Living	Main	17.09	x 20.18	South View	Bay Window	Gas Fireplace
3	Dining	Main	15.22	x 16.99	Open Concept	East View	Plank Floor
4	Kitchen	Main	17.16	x 8.2	Walk-Out	Granite Counter	Stainless Steel Appl
5	Family	Main	17.16	x 11.98	Open Concept	Walk-Out	Slate Flooring
6	Powder Rm	Main	5.22	x 5.48	Slate Flooring	Granite Counter	
7	Prim Bdrm	2nd	18.18	x 14.57	O/Looks Backyard	His/Hers Closets	Hardwood Floor
8	Bathroom	2nd	10.83	x 8.27	5 Pc Bath	Separate Shower	Heated Floor
9	2nd Br	2nd	9.91	x 12.7	O/Looks Frontyard	Double Closet	Hardwood Floor
10	3rd Br	2nd	15.35	x 9.91	South View	Closet Organizers	Hardwood Floor
11	4th Br	2nd	10.43	x 10.83	East View	Double Closet	Hardwood Floor
12	Bathroom	2nd	9.25	x 5.18	4 Pc Bath	Granite Counter	Ceramic Floor
13	Rec	Bsmt	16.83	x 20.01	Finished	Above Grade Window	Laminate
14	Laundry	Bsmt	9.15	x 10.33	Partly Finished	Double Closet	
15	Bathroom	Bsmt	9.88	x 3.67	3 Pc Bath	Separate Shower	Ceramic Floor

Client Remks: Be impressed with the grandeur of the spaciousness created by high ceilings, open concept design, and expansive windows throughout. Larger than many detached homes, it encompasses an above-grade space of more than 2050 s.f. on a 25' by 155' professionally landscaped fenced lot. A rare four-bedroom design with double closets and the Primary Bedroom with separate his/hers customized walk-in closets. The Ensuite 5-Piece Bathroom was totally transformed with the finest building materials to a modern spa, including in-floor radiant heating! White oak engineered, real wood in wide plank is found throughout the second level and the Living and Dining Rooms. Other improvements include modern door hardware throughout and updated pot lighting. The Chef's size Kitchen with adjoining large Family Room has two double glass door walkouts to the newer, well-constructed deck. The lower-level Recreation area with two large above-grade windows has amazing height, ideal for billiards/games tables and workout equipment. A newer roof, (formerly shakes now shingles), sump pump and recent new decor in many rooms make this fresh, immaculate home totally turn-key! Ideally located, the nearby subway, variety of shops, restaurants, medical facilities, and pharmacy, together with excellent schools and parks, make this a most convenient city living home at its best! Please click on attachments/links to view video, floor plans, and features.

Inclusions: Samsung Stainless Steel Fridge, Gas GE Profile Range, Stainless Steel Zeph'r Vent Hood, Whirlpool Dishwasher, Maytag stack Washer/Dryer, All attached electric light fixtures, Custom Wood Shutters, Custom closet shelving and drawers, Electric Garage Opener with Camera.

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



143 Hillsdale Ave E		
Toronto Ontario M4S 1T4		
Toronto C10 Mount Pleasant West Toronto		
Taxes: \$11,808/2025	For: Sale	% Dif: 97
Sold Date: 06/30/2026		
SPIS: No	Last Status: SLD	DOM: 21
Semi-Detached	Fronting On: S	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	25.25 x 136.99 Feet	Washrooms: 4
	Irreg:	1x2xGround, 1x4x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Yonge and Hillsdale Ave East Directions: Yonge and Hillsdale Ave East		

MLS#: C13420136 **PIN#:** 211330072
Legal: PT LT 49 PL 866 NORTH TORONTO PT 2 63R2371; CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: W/O	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age:	Prop Feat: Central Vacuum, Fenced	Retirement:
Apx Sqft: 2000-2500	Yard, Fireplace/Stove, Library, Park,	HST Applicable to Included In
Lot Size Source: MPAC	Public Transit, Ravine, Rec Centre	Sale Price:
Roof: Asphalt Rolled	Interior Feat: Carpet Free, Central	Farm/Agr:
Foundation: Concrete	Vacuum	Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	6	x 7.51	Tile Floor	Closet
2	Kitchen	Main	18.18	x 10.3	Hardwood Floor	Centre Island
3	Living	Main	16.57	x 19.49	Hardwood Floor	Gas Fireplace O/Looks Backyard
4	Dining	Main	11.75	x 19.49	Hardwood Floor	Gas Fireplace
5	Prim Bdrm	2nd	17.32	x 12.99	Hardwood Floor	W/I Closet 4 Pc Ensuite
6	Bathroom	2nd	8.99	x 4.99	4 Pc Bath	Skylight
7	2nd Br	2nd	13.42	x 9.74	Hardwood Floor	O/Looks Backyard
8	3rd Br	2nd	13.42	x 9.32	Hardwood Floor	O/Looks Backyard
9	Family	Lower	16.67	x 19.49	Hardwood Floor	Walk-Out Gas Fireplace
10	Laundry	Lower	10.66	x 7.25		
11	Powder Rm	Ground	5.41	x 4.27	2 Pc Bath	

Client Remks: Step into refined modern living in this impeccably renovated residence, where sophisticated design meets effortless luxury. Thoughtfully curated for both style and function, this exceptional home offers three generously sized bedrooms and four beautifully appointed bathrooms, each finished with meticulous attention to detail. Upstairs bathrooms are enhanced with heated floors, adding an extra layer of comfort and everyday indulgence. At the heart of the home lies a show-stopping chef's kitchen, complete with top-of-the-line appliances, a dramatic seventeen-foot island ideal for entertaining, and sleek floor-to-ceiling cabinetry offering abundant storage. The primary retreat is a true sanctuary, featuring a walk-in closet and a spa-inspired four-piece ensuite with dual vanities, heated floors, and a steam shower designed for total relaxation. Beautiful gas fireplaces add warmth and architectural interest, creating inviting spaces perfect for both relaxing and entertaining. Cleverly integrated hidden storage throughout the home enhances both form and function, while expansive windows fill the space with natural light. A generous garage provides ample room for parking and additional storage-an invaluable feature for urban living. Outside, a serene garden oasis offers a rare sense of calm, creating a private escape in the heart of the city. Ideally located in midtown, this home offers seamless access to grocery shopping, dining, entertainment, the TTC, and the upcoming LRT. Exceptional in style, quality, and craftsmanship, this residence truly delivers on every level.

Inclusions: All existing appliances including SubZero fridge/freezer, Meile dishwasher, microwave, Wolf stove, Meile warming drawer, Meile oven, LG washer, LG dryer. All bathroom mirrors, all built-in cabinetry and shelving, all interior and exterior electric light fixtures, all existing window coverings. Gas burner and equipment, Tankless hot water, central vacuum and equipment, central air conditioning unit. Garage door opener and all available remotes. Gazebo in back garden (12 x 14).

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



7 Thurloe Ave Toronto Ontario M4S 0B4 Toronto C10 Mount Pleasant West Toronto Taxes: \$14,855.51/2026 For: Sale % Dif: 96 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$3,375,000 List: \$3,499,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 24 x 125 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 5 1x3xLower, 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd	
Dir/Cross St: Yonge and Belsize Directions: Follow GPS			

MLS#: C12922320 **PIN#:** 766330000
Legal: PART LOTS 239 AND 240, PLAN 1789, PARTS 3 AND 9, PLAN 66R-29386 ; TOGETHER WITH...Please see brokerage remarks.

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: Y POTL Mo Fee: 730.5 Laundry lev: Upper	Exterior: Brick / Concrete Gar/Gar Spcs: Built-In / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fireplace/Stove, Park, Public Transit, Ravine, Terraced Interior Feat: Auto Garage Door Remote, Bar Fridge, Carpet Free, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: On Demand Water Heater 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	5.84	x 10.17	Double Closet	Double Closet	2 Pc Bath
2	Dining	Main	18.7	x 24.93	Glass Doors	Dry Bar	Circular Rm
3	Living	Main	14.83	x 19.32	W/O To Terrace	Fireplace	B/I Bookcase
4	Kitchen	Main	14.8	x 20.01	Centre Island	Modern Kitchen	Elevator
5	2nd Br	2nd	18.08	x 17.26	Circular Rm	3 Pc Ensuite	B/I Closet
6	3rd Br	2nd	14.83	x 18.11	Double Closet	4 Pc Ensuite	Large Window
7	Laundry	2nd	5.64	x 10.33	B/I Appliances	B/I Shelves	Laundry Sink
8	Prim Bdrm	3rd	14.83	x 14.9	Glass Doors	Balcony	B/I Bookcase
9	Prim Bdrm	3rd	14.83	x 14.9	W/I Closet	5 Pc Bath	Elevator
10	4th Br	Lower	17.16	x 17.26	Circular Rm	3 Pc Ensuite	B/I Closet
11	Mudroom	Lower	10.53	x 13.75	Access To Garage	B/I Closet	Elevator

Client Remks: Contemporary city chic elegance in approx. 3700 s.f. of finished living space with a private elevator and direct 2 car secure underground parking. Luxurious hybrid home designed by architect Richard Wengle with interiors curated by Robin Nadel offers carefree lock-and-leave lifestyle. 7 Thurloe is the Grand Dame of six luxury semis with an underground garage, professionally landscaped irrigated gardens, and snow removal. Imagine how much easier your life would have been this winter! Distinctive rotunda front rooms, unique dining room has 4 glass db doors and console /wine fridge. The living room features a fireplace, custom millwork wall units, and walkout to a private terrace with gas BBQ hookup. Flexibility for front living or dining room.10'ceilings, wide-plank oak flooring, contemporary glass staircase with LED lights, designer built-in shelving and drawers thru-out. Glam kitchen,10'Corian dining island seats four, two 9' chrome glass display armoires, custom walnut/white/stainless steel cabinetry, stone slab backsplash, chef-calibre hood fan, top-tier Miele appliances, , 4 adjacent storage closets. Three spacious rooms upstairs all have heated floor ensuites, tons of closet space, wooden floors and picture windows. Full floor primary bedroom features a balcony, display cabinets, a dressing room plus separate walk-in closet. Spa ensuite with ceiling mounted plumbing over soaker tub, wet room / steam shower with 2 showers, and W/C closet, double vanity. 9'ceilings on lower level offers 4th bedroom/gym,/family room options, fully-fitted mud/sports room with heated floor, direct access to your 2 car parking (240W EV Outlet), Elevator to all floors for lifetime mobility or parcel / laundry assistance. Enjoy the freedom of living in a low maintenance beautiful midtown home in a great neighbourhood, walking distance to schools, June Rowlands Park(Farmers Market),tennis courts, Yonge, TTC, LRT Line 5, Mt. Pleasant, Bayview shops and restaurants.

Inclusions: All Curtains and Custom Blinds, Miele 5 burner Gas Cooktop, Convection Oven, Microwave, Bosch Dishwasher, Custom Hood fan, B/I WineFridge, Washer & Dryer, Ctrl Vac w/ built-in hoses, 2 AC, 2 Furnaces, Elevator, Nest Home System, B/I Speakers,3 Security Camera, TV /Brackets, Sound bars other than listed in Exclusions, ELF's other than exclusions.

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