



30 A Oriole Rd Toronto Ontario M4V 2E8 Toronto C02 Yonge-St. Clair Toronto Taxes: \$13,897.82/2025 Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,840,000 List: \$2,850,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 25 x 174.15 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: W. of Yonge St./N. of St. Clair Directions: Use GPS

MLS#: C12912152	PIN#: 211890189
Legal: Plan 890, of Lot 52 RP 63R1590 Part 3	

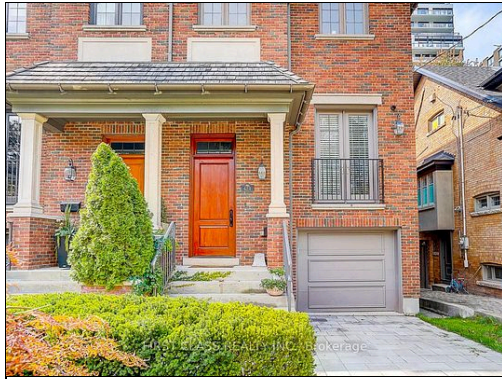
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote, Central Vacuum, Garburator, Water Heater Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Stair Lift Feat: 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	20.01	x 8.99	Double Closet	Marble Floor	2 Pc Bath
2	Living	Main	19.65	x 19.16	Gas Fireplace	Hardwood Floor	Bay Window
3	Dining	Main	16.99	x 11.15	Formal Rm	Marble Floor	Window
4	Kitchen	Main	18.18	x 9.68	Granite Counter	Marble Floor	Eat-In Kitchen
5	Breakfast	Main	11.32	x 9.09	Combined W/Kitchen	Marble Floor	Bay Window
6	Prim Bdrm	2nd	25.16	x 16.99	B/I Closet	Broadloom	5 Pc Ensuite
7	2nd Br	2nd	19	x 15.16	Double Closet	Broadloom	4 Pc Ensuite
8	Rec	Lower	20.01	x 19	Gas Fireplace	Broadloom	W/O To Garage
9	Br	Lower	12.17	x 11.15	Closet	Broadloom	3 Pc Bath
10	Laundry	Lower	11.52	x 6.43	Laundry Sink		
11	Cold/Cant	Lower	13.68	x 7.09			
12	Furnace	Lower	10.5	x 7.25			
13	Other	Lower	20.01	x 11.68	Access To Garage		

Client Remks: This stunning two-storey home offers a modern design with clean architectural lines. The elevated front entrance is reached by a beautiful set of stone steps, framed by landscaped greenery and mature trees that create a private threshold into an elegant home. This thoughtfully designed home offers spacious living across three well-planned levels, combining elegant entertaining areas with comfortable family spaces. The interior offers approximately 2,592 sq.ft. plus an additional 1,068 sq.ft. in the lower level. The main floor features a welcoming layout with a formal dining room, a sun-filled kitchen with eat-in area, a convenient powder room and an oversized living room highlighted by soaring ceilings and wall-to-wall windows overlooking the beautifully landscaped backyard. The second floor includes a generously sized primary suite connected to a spa-like ensuite bath with a soaker tub and a steam shower. A spacious 2nd bedroom with ample closet space and a full bathroom complete this level. The lower level offers exceptional versatility with a large recreation room, an additional 3rd bedroom, full bath, direct access to the attached garage and a walk-out to a deep backyard offering a tranquil retreat perfect for entertaining. This level provides the perfect space for a family room, guest/teen/nanny suite, or home office. This home offers the perfect blend of quiet residential living and convenient city access. Walking distance to Yonge/St Clair, Forest Hill Village, parks, TTC. Minutes from the best public schools (Brown, Cottingham, Deer Park), private schools (UCC, BSS, De La Salle), Badminton & Racquet Club, walking trails, boutique shopping, and acclaimed restaurants. Easily accessible to Yorkville, ROM, hospitals and the downtown financial district. *Exterior photos have been virtually enhanced.

Inclusions: KitchenAid refrigerator, Thermador four-burner gas stove, KitchenAid double wall ovens, microwave, Miele dishwasher, KitchenAid garburator, Whirlpool washer, KitchenAid dryer, all existing window coverings, electric light fixtures, central vacuum system plus existing attachments, garage door openers, front and back yard sprinkler system, front and back exterior lighting, 2x chair lifts, owned hot water tank, alarm system, and video security system with exterior cameras.

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



62B Oriole Rd Toronto Ontario M4V 2G1 Toronto C02 Yonge-St. Clair Toronto Taxes: \$16,861/2025 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 155			Sold: \$2,780,000 List: \$3,190,000 For: Sale % Dif: 87
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 22.51 x 172.83 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x7xUpper, 1x5xUpper, 1x4xLower	Dir/Cross St: Avenue & St. Clair Directions: Avenue & St. Clair

MLS#: C12431392 **PIN#:** 211890236
Assignment: No
Legal: PART OF LOT 59 PLAN 890 ORIOLE ROAD, DESIGNATED AS PART 4 ON PLAN 66R25750; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Cedar Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Cedar Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Water Softener	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 13.12	Coffered Ceiling	Gas Fireplace	Hardwood Floor
2	Dining	Main	9.51	x 18.04	Coffered Ceiling	Hardwood Floor	
3	Kitchen	Main	10.5	x 12.47	Marble Counter	Breakfast Area	Pot Lights
4	Family	Main	10.83	x 12.47	Hardwood Floor		
5	Prim Bdrm	Upper	15.75	x 16.4	Hardwood Floor	7 Pc Ensuite	
6	2nd Br	Upper	8.2	x 13.78	Hardwood Floor		
7	3rd Br	Upper	8.86	x 12.8	Hardwood Floor		
8	4th Br	Lower	15.75	x 17.39	W/O To Garden		
9	Laundry	Lower	6.56	x 11.15	Laundry Sink		

Client Remks: Located on the doorsteps of both Forest Hill & Deer Park, and only steps to two of Toronto's most acclaimed private schools (UCC & BSS), Steps To Yonge, St Clair, TTC, Built in 2012, the open concept main floor features soaring 10ft ceilings, and a walk-out basement with 11ft ceilings. Enjoy the luxury of new home living in the best spot in the city!

Inclusions: Subzero Fridge, Miele Dishwasher, Wolf Oven+Cooktop, GE Microwave, Tv In Fam Rm+ Rec Room, LG Washer/Dryer;
Listing Contracted With: FIRST CLASS REALTY INC. Ph: 905-604-1010