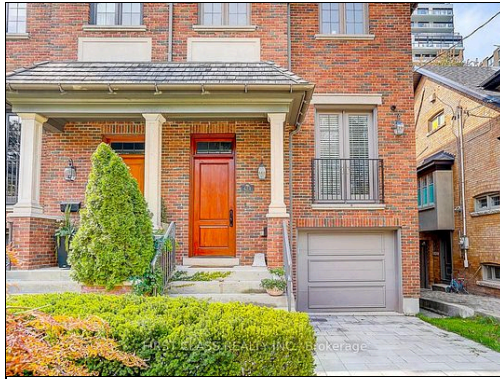


	24A Oxtan Ave Toronto Ontario M5P 1L9 Toronto C02 Yonge-St. Clair Toronto			Sold: \$1,800,000 List: \$1,850,000			
	Taxes: \$9,501.50/2025 Sold Date: 05/12/2026			For: Sale		% Dif: 97	
	SPIS: No Last Status: SLD DOM: 8						
	Semi-Detached Link: 3-Storey			Fronting On: N Acreage: 15.49 x 119.03 Feet Irreg:		Rms: 8 Bedrooms: 4 Washrooms: 6 1x2xLower, 1x2xMain, 2x3x2nd, 2x4x3rd	
Dir/Cross St: Oriole Parkway /Avenue Rd Directions: Oriole Parkway /Avenue Rd							
MLS#: C13079154 PIN#: 211800523							
Legal: PART OF LOTS 210, 211 AND 212 ON PLN 569E							
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Apx Sqft: 2000-2500 Roof: Asphalt Rolled Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Public Transit, Rec Centre, School, Wooded/Treed Interior Feat: Carpet Free			Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.47	x 9.19	Modern Kitchen	Stainless Steel Appl	Open Concept
2	Living	Main	15.75	x 13.45	Gas Fireplace	W/O To Deck	Pot Lights
3	Dining	Main	15.75	x 13.45	Open Concept	Hardwood Floor	Combined W/Living
4	Prim Bdrm	2nd	15.09	x 13.45	3 Pc Ensuite	His/Hers Closets	Juliette Balcony
5	2nd Br	2nd	13.45	x 11.15	3 Pc Ensuite	Double Closet	Bay Window
6	3rd Br	3rd	13.45	x 11.38	4 Pc Ensuite	Double Closet	Bay Window
7	4th Br	Lower	13.58	x 13.22	W/O To Terrace	Double Closet	Hardwood Floor
8	Rec	Lower	12.57	x 12.14	Finished	2 Pc Bath	Pot Lights
Client Remks: A striking 4-bedroom, 6-bathroom residence in coveted Chaplin Estates, backing directly onto the Beltline Trail. This contemporary home spans over 2,500 sq. ft. across four impeccably designed levels, seamlessly combining modern design with everyday functionality. Floor-to-ceiling windows flood the interiors with natural light, while a built-in garage and ensuite bathrooms in every bedroom elevate comfort and convenience for family living. Thoughtful highlights include exceptional closet and storage space, premium finishes throughout, and a beautifully landscaped backyard retreat. The fully finished basement offers outstanding versatility, with room for a home gym, fifth bedroom, additional bathroom, and abundant storage. Bonus feature: rough-in for a future elevator. Located within the highly sought-after Deer Park and North Toronto school districts and just steps to Oriole Park Playground, this is a rare offering in one of Toronto's most prestigious neighbourhoods. A truly complete home that checks every box.							
Inclusions: Subzero Fridge, GE Stove, Hood Fan, Samsung Dishwasher, LG Washer & Dryer. All ELFS & Window Coverings. CVAC & attachments. Electric Fireplace, shelving & wine rack in basement closet. Gas BBQ. HWT (O).							
Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. Ph: 416-485-7575							



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