



930 Eglinton Ave E Toronto Ontario M4G 2L3 Toronto C11 Leaside Toronto Taxes: \$5,746/2025 Sold Date: 03/06/2026 SPIS: No Last Status: SLD DOM: 45			Sold: \$960,000 List: \$999,998 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 22.38 x 125 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Eglinton Ave East & Brentcliffe Road Directions: Eglinton Ave East & Brentcliffe Road

MLS#: C12713782 **PIN#:** 103680759
Legal: PT LT 374 PL 1925 TWP OF YORK AS IN TL27147 EXCEPT TL37439; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 4 Drive: Mutual, Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit Interior Feat: Carpet Free	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	10.76	x 16.93	Fireplace Insert	Hardwood Floor	Walk-Out
2	Dining	Main	8.83	x 10.86	W/O To Deck	Hardwood Floor	Formal Rm
3	Kitchen	Main	7.94	x 15.16	Hardwood Floor	Window	Combined W/Laundry
4	Prim Bdrm	2nd	10.3	x 12.07	Large Window	Closet	Hardwood Floor
5	Loft	2nd	14.76	x 15.16	Skylight	Combined w/Primary	
6	Br	2nd	8.43	x 12.76	Window	Closet	Hardwood Floor
7	Br	2nd	8.33	x 9.48	Window	Closet	Hardwood Floor
8	Rec	Bsmt	16.86	x 27.43	3 Pc Bath	Combined W/Kitchen	Laminate

Client Remks: This is truly a rare opportunity to get a foothold in highly sought after Leaside, this solid move in ready 3 bedroom semi is bursting with potential, the primary bedroom boasts exposed brick and a cool loft area, convenient walk out to rear gardens from the main floor, fully equipped basement apartment with two separate entrances is ready to go for extra income or in-law or teenager suite, Adding even more value is the ultra rare FOUR car garage, 18' x 38, this impressive outbuilding is equipped with water, drain, and separate electrical panel, the possibilities are endless, ideal for hobbyist of all kinds, workshop, autobody, car enthusiasts, or use it for rental income for cars or neighbourhood storage to your friends and neighbours, Recent upgrades include new shingles done in 2023, exterior cladding of the oversized garage, and this home also comes with the convenience of Legal Front Pad Parking, 930 Eglinton Ave E is conveniently located just steps to the new Laird Subway Station, a feature that will drive long term value for years to come, also steps to all the conveniences and shopping along Laird. Golden opportunity for a savvy buyer looking to get into a first class neighbourhood and generate tons of extra income or a savvy investor who understands the long term investment potential of being on a major transit line so close to a subway station.

Inclusions: All existing appliances - in as is condition. Garage has plumbing and electrical panel. New Shingles in 2023. Laundry in the main floor kitchen and 2nd laundry in the basement. Loft in primary bedroom.

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

		114 Glenvale Blvd Toronto Ontario M4G 2V9 Toronto C11 Leaside Toronto Taxes: \$5,994.99/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 7		Sold: \$1,305,000 List: \$1,149,000 For: Sale % Dif: 114			
		Semi-Detached Link: 2-Storey Fronting On: N Acreage: 22.19 x 130 Feet Irreg: Dir/Cross St: Bayview Ave & Eglinton Ave E Directions: North of Eglinton, East of Bayview Ave		Rms: 4 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt			
MLS#: C12843802 PIN#: 103680526 Legal: PT LT 674 PL 3110 LEASIDE AS IN TL39383; S/T & T/W TL39383; TORONTO (E YORK) , CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1948 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Public Transit Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed, Fence - Full Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.38	x 14.34	Hardwood Floor	Pot Lights	South View
2	Kitchen	Main	14.4	x 10.6	Quartz Counter	Custom Backsplash	W/O To Deck
3	Prim Bdrm	2nd	9.32	x 14.17	B/I Closet	Hardwood Floor	South View
4	2nd Br	2nd	8.5	x 12.5	Closet	Hardwood Floor	O/Looks Backyard
5	Rec	Bsmt	14.07	x 14.24	Vinyl Floor	Pot Lights	3 Pc Bath
Client Remks: In the heart of Leaside, where tree-lined streets, top-ranking schools & the vibrant shops & restaurants of Bayview Ave create one of Toronto's most beloved neighbourhoods, this completely turnkey & beautifully renovated home offers effortless, modern living. Thoughtfully redesigned w/ extensive high-quality upgrades completed between 2024 & 2025, this 2-bdrm, 2-bath home has been meticulously curated so you can simply move in & enjoy. Sunlight pours through the home thanks to its coveted south exposure, illuminating the bright open-concept main flr & reconfigured expansive kitchen layout. Featuring quartz countertops seamlessly extending into matching backsplash, shaker-style cabinetry w/ soft close, premium built-ins, new appls incl. a panelled dishwasher & blanco double-basin sink, the kitchen offers exceptional storage, generous prep space & seamless access to the backyard, perfect for entertaining & everyday living. Wide-plank white oak engineered hardwood flows across the main & 2nd flr, while the fully finished bsmt provides versatile add'l living space ideal for a rec rm & home office, or guest retreat. The primary bdrm features custom floor-to-ceiling built-in closets & both bathrms have been tastefully renovated. Extensive mechanical & electrical upgrades, including a full home rewire, new panel, furnace, A/C & updated lighting, provide long-term comfort & peace of mind. Set on an extra-deep 130ft lot w/ no homes behind, the professionally landscaped backyard features a custom architect-designed deck, new fencing, cedar trees & a private outdoor oasis. A driveway extension w/ drive-safe pavers offers the convenience of 2-car parking. Spend weekends exploring nearby parks & ravine trails, visiting Trace Manes Park, Sunnybrook Park or the Leaside Library & enjoy effortless commuting w/ the Crosstown LRT, Bayview Extension & DVP nearby. All within a neighbourhood loved for its strong sense of community & seamless blend of small-town charm & urban convenience.							
Inclusions: Refrigerator Stove/Oven, Hood Fan, Built-In Dishwasher, Washer and Dryer, All Electric Light Fixtures (excluding kitchen pendant light), All Window Coverings (blinds, curtain rods and curtain panels etc.), Shed, Furnace, Air Conditioning Unit, Google Nest Thermostat, Google Nest Doorbell, & Mounted Bathroom Soap Dispensers (in shower/bathtub).							
Listing Contracted With: SOTHEYB'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995							



165 Divadale Dr Toronto Ontario M4G 2P5 Toronto C11 Leaside Toronto Taxes: \$7,722/2026 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,298,000 List: \$1,298,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 24.12 x 135 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: LAIRD & DIVADALE Directions: EAST OF LAIRD DR. NORTH OF EGLINTON AVE.			

MLS#: C13038424 **PIN#:** 103670350
Legal: PT LT266 PL1925 TWP OF YORK; PT LT 267 PL 1925 TWPOF YORK AS IN CA393451; T/W & S/T CA 393451;TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Water / Gas A/C: Other Central Vac: No Apx Age: Year Built: 1948 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School Interior Feat: 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	Living	Main	15.22	x 11.48	Hardwood Floor	Formal Rm	French Doors
2	Dining	Main	11.65	x 9.97	Hardwood Floor	Separate Rm	W/O To Garden
3	Kitchen	Main	13.65	x 7.97	Tile Floor	Updated	Window
4	Prim Bdrm	2nd	13.32	x 11.48	Hardwood Floor	W/W Closet	Picture Window
5	2nd Br	2nd	12.14	x 7.97	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	11.48	x 7.97	Hardwood Floor	Closet	Picture Window
7	Rec	Bsmt	16.4	x 10.5	Wood Floor	Above Grade Window	4 Pc Bath
8	Laundry	Bsmt	8.07	x 6.33	Concrete Floor	Above Grade Window	Side Door

Client Remks: North Leaside 3 bedroom, 2 bathroom semi-detached home, primely located steps to Northlea French Immersion P.S! This perfect starter home is very bright on a south-facing lot and has great bones with wonderful potential to add your personal touch. The Living and Dining rooms are spacious, feeling like a detached home. The bedrooms are good sizes, the two 4 pc bathrooms are ideal for a busy family, and the basement rec. room has wood flooring & is a perfect TV/ kids' playroom. It has definite Inlaw/Nanny suite potential with a separate side entrance. The wide mutual leads to 2 parking spots. The garage to be replaced or taken down by the new owner as desired (see what the neighbour has done). The garage will be broomswept on closing but sold "as is". LOCATION, LOCATION, LOCATION! Enjoy Serena Gundy Park System, TTC & LRT only blocks from this special property.

Inclusions: existing: fridge, stove, exhaust, microwave, washer & dryer, light fixtures, California Shutters, gas furnace, ductless AC unit "as is", hot water tank owned, Primary bedroom wall unit, garage sold in "as is" condition

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131



20 Randolph Rd Toronto Ontario M4G 3R7 Toronto C11 Leaside Toronto Taxes: \$8,031/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,581,000 List: \$1,349,000 For: Sale % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 23.52 x 140 Feet Irreg:	Rms: 12 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Hanna & Southvale Directions: Hanna & Southvale

MLS#: C13154606 **PIN#:** 103900120
Legal: PT LT 478 PL

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Hospital, Library, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Patio Interior Feat: Built-In Oven, Floor Drain, Storage, Water Heater, Water Meter, Workbench Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Hot Water Tank-Gas Included In Additional Garage(s) None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.6	x 6	Closet	Tile Floor	
2	Living	Main	16.34	x 11.68	Hardwood Floor	Large Window	Open Concept
3	Dining	Main	14.24	x 9.81	Hardwood Floor	Pot Lights	Wainscoting
4	Kitchen	Main	12.93	x 7.68	Stainless Steel Appl	Granite Counter	Double Sink
5	Family	Main	11.84	x 10.93	Hardwood Floor	Skylight	W/O To Deck
6	Br	2nd	13.75	x 11.68	Hardwood Floor	Large Closet	Large Window
7	2nd Br	2nd	12.24	x 9.32	Hardwood Floor	Large Closet	Large Window
8	3rd Br	2nd	10.43	x 8.43	Hardwood Floor	Large Closet	Window
9	4th Br	Lower	21.16	x 10.24	Large Closet	Pot Lights	French Doors
10	Rec	Lower	15.85	x 10.43	Window	O/Looks Backyard	Open Stairs
11	Laundry	Lower	12.5	x 6.66	Laundry Sink	Tile Floor	Window
12	Workshop	Lower	10.66	x 8.92	Enclosed		

Client Remks: South Leaside charmer on one of the neighbourhood's most coveted family streets. Welcome to this beautifully updated red brick semi-detached home, ideally situated on a quiet, tree-lined block surrounded by wonderful neighbours and young families, just steps to Rolph Road School, parks, playgrounds, and the beloved shops and restaurants of Bayview. Thoughtfully expanded with a two-level family room addition, this 3-bedroom, 2-bathroom home offers the flexible living space today's families are always searching for. Bright and inviting throughout, the sunny south exposure fills the home with natural light from morning to evening. Designed for effortless everyday living, the main floor features generous principal rooms and a rear family room extension that serves as the true heart of the home-overlooking the deep backyard and offering the perfect setting for casual entertaining, cozy movie nights, or keeping an eye on the kids while dinner is underway. Upstairs, three well-proportioned bedrooms provide comfortable accommodations for growing households, including a spacious primary with built-in storage. The lower level adds exceptional versatility, with a large recreation space that easily functions as a playroom, home office, guest retreat, or teenage hangout, alongside a full bathroom, laundry, and excellent storage. Thoughtfully updated and lovingly maintained, this special home also features a detached garage and a deep backyard with plenty of room to play, entertain, and unwind. Parking is refreshingly easy, with seamless day-to-day use of the mutual drive thanks to fantastic neighbours, plus abundant street parking. A rare opportunity to own a turnkey home in the heart of one of Toronto's most beloved family neighbourhoods.

Inclusions: Includes: KitchenAid stainless steel French-door fridge, KitchenAid stainless steel dishwasher, KitchenAid double-wall convection oven and microwave, Samsung washer, LG dryer, Grizzl-E EV charger, all electrical light fixtures, and all window coverings, ecobee thermostat.

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



246 Donlea Dr			Sold: \$1,379,000
Toronto Ontario M4G 2N2			List: \$1,379,000
Toronto C11 Leaside Toronto			
Taxes: \$7,714.31/2025		For: Sale	% Dif: 100
Sold Date: 04/08/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	25.17 x 135 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xLower	
Dir/Cross St: Brentcliffe & Eglinton Directions: Brentcliffe & Eglinton			

MLS#: C12966444				PIN#:			
Legal: PT LT 300 PL1925 TWP OF YORK AS IN TB355862; TORONTO (E YORK) CITY OF TORONTO							
Kitchens: 1			Exterior: Brick			Zoning:	
Fam Rm: N			Gar/Gar Spcs: None / 0			Cable TV:	
Basement: Finished / Full / Sep Entrance			Drive: Mutual			Gas:	
Fireplace/Stv: N			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: Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit			Retirement:	
Apx Sqft: 1100-1500			Exterior Feat: Deck, Privacy			HST Applicable to Included In	
Roof: Asphalt Shingle			Interior Feat: Storage			Sale Price:	
Foundation: Unknown						Farm/Agr:	
Assessment: POTL:						Oth Struct: Shed	
POTL Mo Fee:						Survey Type: Available	
Laundry lev: Lower						Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 6.27	Hardwood Floor	Closet	Window
2	Living	Ground	17.72	x 11.65	Hardwood Floor	Large Window	Open Concept
3	Dining	Ground	11.81	x 10.01	Hardwood Floor	W/O To Deck	Open Concept
4	Kitchen	Ground	12.47	x 7.87	O/Looks Backyard	Breakfast Bar	Hardwood Floor
5	Prim Bdrm	2nd	12.8	x 10.83	Hardwood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	12.8	x 8.99	O/Looks Backyard	Hardwood Floor	Closet
7	3rd Br	2nd	9.84	x 9.06	Closet	O/Looks Backyard	Hardwood Floor
8	Rec	Bsmt	19.36	x 14.44	Broadloom	4 Pc Bath	Window
9	Laundry	Lower	12.6	x 10.01	Concrete Floor	Window	B/I Shelves
Client Remks: 246 Donlea Drive is a charming 3 bedroom, 2 bathroom home offering a wonderful opportunity in a highly sought-after neighbourhood. Featuring a thoughtful floor plan, the home offers a bright, open-concept main floor designed for modern living, with a seamless flow between the living and dining areas and a well-appointed kitchen complete with a breakfast bar. The dining area offers a walkout to a deck and the back garden, creating an ideal setting for both everyday living and entertaining. The lower level offers additional living space with a separate side entrance, providing flexibility for growing families and guests. A spacious, fully fenced backyard creates the perfect setting for outdoor enjoyment, gardening, or future enhancement. Parking for one car adds everyday convenience. Currently tenanted, with flexibility for the tenant to vacate at the end of June or remain for an investor. Ideally located just steps to Serena Gundy Park and nearby ravine trails, as well as excellent schools, including Northlea Elementary and Middle School with French Immersion and Leaside High School, along with shopping, restaurants, and the Eglinton LRT for an easy commute to downtown. A great opportunity to make this home your own in the heart of North Leaside.							
Inclusions: All existing appliances, all light fixtures, all window coverings (except where excluded), and garden shed.							
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191							



54 Thursfield Cres Toronto Ontario M4G 2N5 Toronto C11 Leaside Toronto		Sold: \$1,380,000 List: \$1,395,000
Taxes: \$8,280/2025 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 2	For: Sale % Dif: 99	
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 28.5 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: East of Brentcliffe Directions: North of Eglinton		

MLS#: C12728916	PIN#: 103680035
Legal: PT LT 28 N/S THURSFIELD CRES PL M585	

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1949 Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Storage	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	Foyer	Main	37.07	x 19.69	Closet	Tile Floor
2	Living	Main	49.21	x 36.09	Picture Window	O/Looks Frontyard
3	Dining	Main	36.42	x 27.56	Window	
4	Kitchen	Main	40.03	x 29.53	W/O To Deck	Modern Kitchen B/I Appliances
5	Prim Bdrm	2nd	36.42	x 36.09	Hardwood Floor	Window Closet
6	2nd Br	2nd	42.65	x 28.22	Hardwood Floor	O/Looks Frontyard Closet
7	3rd Br	2nd	31.5	x 28.87	Hardwood Floor	Window Closet
8	Rec	Lower	55.45	x 42.98	Hardwood Floor	Above Grade Window
9	Utility	Lower	41.67	x 20.05		

Client Remks: This beautifully renovated, turnkey 3-bedroom, 2-bathroom semi-detached home is ideally situated on a quiet, family-friendly crescent in the heart of North Leaside. Known for its peaceful streets, strong sense of community, and excellent schools, the neighbourhood offers an exceptional setting for everyday living. The bright, open-concept main floor is anchored by an oversized south-facing window and features wide-plank floors, pot lighting, and comfortable living and dining areas, perfectly suited to both relaxed family living and casual entertaining. The renovated kitchen is inviting yet highly functional, offering crisp white cabinetry, quartz countertops, stainless steel appliances, a large centre island, and a walk-out to the deep backyard for seamless indoor-outdoor living. Upstairs, three well-proportioned bedrooms provide flexibility for growing families, guests, or a dedicated home office, complemented by an updated four-piece bathroom. The finished lower level adds valuable living space and includes ample storage, pot lighting, a renovated three-piece bathroom with a glass shower, and a laundry area with sink. Set on a wide 28.5-foot lot, the property features an extra-wide mutual drive leading to a full-size detached garage, along with a gas line on the deck for a BBQ. A wonderful opportunity to enjoy a move-in-ready home on an exceptionally quiet street in one of Leaside's most desirable neighbourhoods-just steps to parks, top-rated schools (Northlea Elementary/Middle School and Leaside High School), shops, and transit.

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



127 Rumsey Rd			Sold: \$1,310,000		
Toronto Ontario M4G 1P3			List: \$1,398,000		
Toronto C11 Leaside Toronto					
Taxes: \$5,957.29/2025		For: Sale	% Dif: 94		
Sold Date: 05/29/2026					
SPIS: No	Last Status: SLD	DOM: 31			
Semi-Detached	Fronting On: E	Rms: 8 + 3			
Link:	Acreage:	Bedrooms: 3			
2-Storey	19.79 x 134 Feet	Washrooms: 2			
	Irreg:	1x4, 1x2			
Dir/Cross St: Bayview & Eglinton			Directions: South of McRae Drive		

MLS#: C13052078 **PIN#:** 103840165
Legal: PT LT 55 PL 2120 TWP OF YORK AS IN TB713788; T/W & S/T TB713788; TORONTO , CITY OF TORONTO

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 6.17	Hardwood Floor	Closet	Walk Through
2	Living	Main	12.99	x 10.24	Hardwood Floor	Picture Window	O/Looks Frontyard
3	Dining	Main	11.32	x 8.76	Hardwood Floor	Large Window	Separate Rm
4	Kitchen	Main	17.91	x 7.58	Galley Kitchen	Stainless Steel Appl	Pot Lights
5	Breakfast	Main	8.23	x 5.68	Eat-In Kitchen	W/O To Deck	Large Window
6	Prim Bdrm	2nd	12.99	x 8.17	Hardwood Floor	Large Window	Large Closet
7	2nd Br	2nd	10.33	x 8.83	Hardwood Floor	Large Window	Large Closet
8	3rd Br	2nd	8.33	x 8.23	Hardwood Floor	Murphy Bed	Large Window
9	Rec	Bsmt	16.24	x 10.76	Above Grade Window	Built-In Speakers	B/I Shelves
10	Laundry	Bsmt	16.24	x 12.07	Laundry Sink	2 Pc Bath	Laminate
11	Cold/Cant	Bsmt	8.23	x 5.68	Separate Rm		

Client Remks: Welcome to this family-friendly, semi-detached home in the heart of Leaside. Perfectly situated directly across from Trace Maines Park and Community Centre, Toronto Public Library, and Leaside Tennis Club. This contemporary recently renovated home features warm wide-plank wood flooring throughout. Bright, open-concept living area overlooks the front yard from the large picture window. The seamless flow leads into a spacious dining area, perfect for entertaining, while large windows fill the home with natural light. Modern galley style eat-in kitchen with stainless steel appliances and breakfast area with walk out to deck. Spacious bedrooms on second floor and ample closet spaces. Third bedroom with built-in double murphy bed. Finished basement with wall-to-wall built-in perfect for home theatre, home office, and storage space. Backyard oasis perfect for relaxing and entertaining guests. Backyard studio/workshop with power. Excellent schools: Rolph Road PS, Bessborough Drive MS, and Leaside High School. Conveniently located close to shopping, Costco, Longo's, Farm Boy, Metro, Loblaws, Canadian Tire, HomeSense, schools, parks, TTC, DVP, restaurants, and so much more!

Inclusions: Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Microwave Range Hood, Stainless Steel Dishwasher. Washer and Dryer. All Electrical Light Fixtures. All Window Coverings. Built-In Murphy Bed in Third Bedroom. Built-In Speakers in Basement. Ecobee Thermostat. Backyard Studio/Workshop Shed. Storage Shed.

Listing Contracted With: OULAHEN TEAM REALTY INC. Ph: 416-222-1212



503 Sutherland Dr		Sold: \$1,415,000
Toronto Ontario M4G 1K9		List: \$1,428,000
Toronto C11 Leaside Toronto		
Taxes: \$8,332.67/2026	For: Sale	% Dif: 99
Sold Date: 06/07/2026		
SPIS: No	Last Status: SLD	DOM: 11
Semi-Detached	Fronting On: E	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3
2-Storey	23.66 x 133.66 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3xBsmt
Dir/Cross St: Bayview/Glenvale Directions: Between Broadway/Glenvale		

MLS#: C13205964 **PIN#:** 103670057
Legal: PT LT 824 PL 3111 LEASIDE AS IN EY161568; S/T & T/W EY161568; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Mutual	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School	Retirement:
Year Built: 1945	Exterior Feat: Deck	Under Contract: On Demand Water Heater
Yr Built Source: MPAC	Interior Feat: Floor Drain, On Demand Water Heater	HST Applicable to: Included In
Apx Sqft: 1100-1500	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Block		Oth Struct: Garden Shed
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 10.66	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	12.27	x 7.12	Hardwood Floor	Breakfast Bar	W/O To Deck
3	Kitchen	Main	12.27	x 10.33	Renovated	Stainless Steel Appl	Open Concept
4	Prim Bdrm	2nd	10.76	x 11.78	Hardwood Floor	Closet	3 Pc Bath
5	2nd Br	2nd	10.73	x 12.89	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	8.63	x 9.51	Hardwood Floor	Closet	Picture Window
7	Rec	Bsmt	17.49	x 16.67	Broadloom	Side Door	3 Pc Bath
8	Laundry	Bsmt	11.58	x 7.91	Cushion Floor	Above Grade Window	Closet
9	Utility	Bsmt	11.88	x 9.25	Concrete Floor	Combined	Picture Window
						W/Workshop	

Client Remks: Renovated North Leaside 3-bedroom, spacious semi that feels like a detached home. The main floor is open concept, perfect for a growing family. The kitchen overlooks the dining room, featuring a large island with a breakfast bar, custom-built-in seating bench & stainless steel appliances with a gas stove for those who love to cook. The dining room opens onto a deck and a sunny, deep garden. The bedrooms are generously sized. The basement offers a rec. room, 3pc. bath accessible by a separate side entrance. There is a legal 2-car parking at the rear, plus room for a 3rd car at the front for convenience (not a legal pad). Steps to Northlea French Immersion P.S., Serena Gundy Park System, TTC, and LRT. A warm and inviting home!

Inclusions: Bertazoni gas stove & exhaust, fridge, Profile built-in dishwasher, Profile microwave, Maytag washer, dryer, furnace, air conditioner, existing window coverings, electric light fixtures, living room TV bracket, EV Charger

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131



505 Sutherland Dr Toronto Ontario M4G 1K9 Toronto C11 Leaside Toronto Taxes: \$7,631/2026 Sold Date: 04/12/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,475,525 List: \$1,429,000 For: Sale % Dif: 103
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 23.35 x 133.5 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	
Dir/Cross St: Bayview Ave & Eglinton Ave Directions: North Off Eglinton Ave On Sutherland Drive			

MLS#: C12973500 **PIN#:** 103670058
Legal: PART LOT 824 PLAN 3111

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 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, Fireplace/Stove, Hospital, Level, Library, Park, Place Of Worship Exterior Feat: Deck, Privacy, Landscaped Interior Feat: Storage, 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: Fence - Full, Sauna Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 3.18	Hardwood Floor	Closet	Window
2	Living	Main	17.16	x 10.99	Hardwood Floor	Pot Lights	O/Looks Dining
3	Dining	Main	12.01	x 9.25	Hardwood Floor	W/O To Deck	Open Concept
4	Kitchen	Main	12.34	x 9.32	Quartz Counter	Breakfast Bar	Hardwood Floor
5	Prim Bdrm	2nd	11.84	x 10.99	Hardwood Floor	Closet Organizers	Window
6	2nd Br	2nd	13.16	x 8.5	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	10.07	x 8.83	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Lower	15.32	x 17.16	Broadloom	Gas Fireplace	Pot Lights
9	Laundry	Lower	6.66	x 6.5	Laundry Sink	Tile Floor	Window

Client Remks: Your next chapter begins at 505 Sutherland Drive, a thoughtfully renovated North Leaside home with a rare spa-inspired outdoor retreat. The bright main floor offers an open-concept living and dining area with excellent flow, hardwood floors throughout, and centred around a well-appointed kitchen with quartz countertops, a generous island, and breakfast bar seating. A walkout from the dining area leads to the deck and garden, creating a natural extension of the living space. Upstairs, three well-proportioned bedrooms are ideal for family living, highlighted by a generous primary retreat that easily accommodates a king size bed, complemented by a renovated bathroom with a soaker tub and heated flooring. The finished lower level offers additional living space, anchored by a generous recreation room with a gas fireplace, along with a new bathroom with heated floors, a dedicated laundry room, and ample storage. A thoughtfully designed children's nook creates a special place for imagination and play. The outdoor space truly sets this home apart. Designed as an outdoor retreat, it includes low-maintenance artificial turf, a custom rock climbing wall, and a Wi-Fi enabled outdoor sauna with a shower, balancing relaxation and outdoor living. The wide mutual drive provides parking for one car, while the detached garage offers additional storage. Ideally located steps to Serena Gundy Park and ravine trails, close to Bayview and Laird shops and restaurants, and with convenient access to transit, including the Eglinton LRT, for an easy commute to the downtown core. Situated within the catchment for top-rated schools, including a block away from Northlea French Immersion and a quick stroll to Leaside High School. This home offers a wonderful balance of comfort, convenience, and lifestyle. Just move in and enjoy. Drop by the open house Saturday and Sunday 2 PM - 4 PM

Inclusions: See Schedule B For Inclusions and Improvements.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



189 Donlea Dr			Sold: \$1,625,000		
Toronto Ontario M4G 2N1			List: \$1,449,000		
Toronto C11 Leaside Toronto					
Taxes: \$7,350.84/2026		For: Sale	% Dif: 112		
Sold Date: 06/26/2026					
SPIS: No	Last Status: SLD	DOM: 1			
Semi-Detached	Fronting On: S	Rms: 7 + 3			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	25.09 x 135 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x4xBsmt			
Dir/Cross St: Laird And Donlea			Directions: Laird And Donlea		

MLS#: C13490258	PIN#: 103670315
Legal: PT LT 335 PL 1925 TWP OF YORK; PT LT 336 PL 1925 TWP OF YORK AS IN CA498971; T/W & S/T CA498971; TORONTO , CITY OF TORONTO	

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Mutual, Front Yard Parking	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room,	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Library, Park, Public	HST Applicable to Included In
Lot Size Source: MPAC	Transit, Rec Centre	Sale Price:
Roof: Shingles	Interior Feat: In-Law Suite	Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.66	x 6.76	Hardwood Floor	Pot Lights	Closet
2	Living	Main	15.75	x 15.49	Hardwood Floor	Crown Moulding	Pot Lights
3	Dining	Main	11.91	x 9.74	Hardwood Floor	Open Concept	O/Looks Family
4	Kitchen	Main	12.07	x 8.43	Hardwood Floor	Centre Island	Quartz Counter
5	Family	Main	12.66	x 11.58	Skylight	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	13.42	x 11.32	Hardwood Floor	4 Pc Bath	Closet
7	2nd Br	2nd	12.07	x 9.68	Hardwood Floor	Window	O/Looks Backyard
8	3rd Br	2nd	9.91	x 8.07	Hardwood Floor	Window	B/I Shelves
9	Rec	Lower	17.26	x 15.16	Laminate	Pot Lights	4 Pc Bath
10	Kitchen	Lower	8.43	x 6.07	Tile Floor	Stainless Steel Appl	Window

Client Remks: 189 Donlea Drive is a beautifully renovated 3+1 bedroom, 2 bathroom home offering more than 1,900 square feet of functional living space in sought-after North Leaside. A short 3-minute walk to the LRT, this home offers a wide 25 ft frontage with a licensed parking spot right in front on the newly constructed interlock parking pad. The lot goes back 125 ft and there is a second parking spot at the end of the wide shared mutual driveway. Inside, this home glows! The sunny and welcoming main floor features an open-concept kitchen with seating at the quartz topped centre island, and a large family room addition with skylights and oversized windows and sliding door. Walk out to the private backyard and brand new deck with glass railings and backlit stairs. This home has amazing storage with extensive custom built-ins added to the dining and family rooms, Upstairs there are three bedrooms, one which is currently used as a renovated laundry room, but easily converted back to the third bedroom, prior to closing if desired. The finished lower has a newly installed full kitchen, and is used as a separate dwelling with a tenant leaving in the fall. No construction needed to use this valuable space as a recreation area for the family, just unlock the door and voila! The separate side entrance makes it well suited for extended family, guests, or again, for potential rental income, as currently configured. The low-maintenance outdoor space has mature gardens, an interlocking stone patio, and plenty of room for children and pets to enjoy. Located within the catchment for Northlea Elementary and Middle School and Leaside High School, the home is just minutes from the Laird & Eglinton LRT, shops, Serena Gundy Park, and the Don Valley ravine trail system. Everyday conveniences, including grocery stores, shops, restaurants, are all nearby, while Trace Manes Park, the library, splash pad, playground, baseball diamond, and tennis courts are just a short drive away.

Inclusions: All electric light fixtures (newly installed), window coverings, two garden sheds, etc. Refer to Schedule B for full list of inclusions.
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



502 Sutherland Dr Toronto Ontario M4G 1K8 Toronto C11 Leaside Toronto Taxes: \$8,164.19/2026 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,678,000 List: \$1,449,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 28.33 x 133.5 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Prime North Leaside Directions: Sutherland and Glenvale Blvd.

MLS#: C13475026 Assignment: No Legal: PT LOTS 271 & 272, PLAN 3110 , AS IN CA472525; S/T & T/W CA472525 ; EAST YORK , CITY OF TORONTO		PIN#: 103660206 Fractional Ownership: No Vacant Land Condo: No
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1947 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped Interior Feat: None	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown

Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	15.26	x 6.33	Tile Floor	Closet
2	Living	Main	14.67	x 10.66	Hardwood Floor	Pot Lights O/Looks Garden
3	Dining	Main	11.91	x 6.59	Hardwood Floor	B/I Shelves
4	Kitchen	Main	11.91	x 10.5	Hardwood Floor	Stainless Steel Appl Granite Counter
5	Family	Main	17.65	x 15.26	Hardwood Floor	Pot Lights Walk-Out
6	Prim Bdrm	2nd	11.84	x 11.15	Hardwood Floor	W/W Closet O/Looks Garden
7	2nd Br	2nd	12.83	x 8.6	Hardwood Floor	Closet
8	3rd Br	2nd	9.32	x 8.76	Hardwood Floor	Closet
9	Rec	Lower	21	x 14.24	Broadloom	Pot Lights
10	Utility	Lower	11.84	x 7.74	Concrete Floor	Combined W/Laundry

Client Remks: Perfectly situated in North Leaside on a generous 28.33-foot-wide lot, this beautifully updated home features a substantial rear main-floor addition and is located within the highly sought-after Northlea Elementary and Middle School and Leaside High School catchments. Thoughtfully designed and well-maintained, it offers exceptional functionality for family living. A welcoming foyer opens to an oversized formal dining room, which could also be utilized as a living room, featuring hardwood floors throughout, pot lights, and views of the front gardens. The renovated kitchen serves as the heart of the home, connecting the principal living spaces and offering a large centre island, stainless steel appliances, granite countertops, and custom cabinetry. Adjacent to the kitchen is a spacious breakfast area with custom built-ins and additional storage. Spanning the entire rear of the home, the oversized family room enjoys a bright western exposure and features a walkout to the private rear gardens, creating an ideal setting for everyday living and entertaining. The upper level features a spacious primary bedroom with wall-to-wall closet space, along with two additional well-proportioned bedrooms, each with closets. A renovated four-piece bathroom with a tub and shower combination completes this level. The finished lower level offers additional living space with a recreation room featuring broadloom flooring and pot lights, an updated three-piece bathroom, a utility/laundry room, and extensive crawl-space storage. Enjoy the tranquil rear gardens, perfect for relaxing or entertaining outdoors. Ideally located near Serena Gundy Park, the Don Valley ravine trail system, TTC transit, and the Eglinton Crosstown LRT. Families will appreciate the proximity to top-ranked schools, while Bayview and Eglinton offer an outstanding selection of shops, restaurants, cafes, and everyday amenities. The extra-wide driveway allows convenient parking.

Inclusions: See 'Schedule B'

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



6 Beaufield Ave Toronto Ontario M4G 3R3 Toronto C11 Leaside Toronto Taxes: \$7,729.39/2026 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,459,000 List: \$1,459,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 25.21 x 135 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Broadway/Rumsey Directions: Broadway/Rumsey

MLS#: C13204098 **PIN#:** 103660131
Legal: PT LOT 309 & PT LOT 308 PLAN 3110 AS IN CA285209 ; S/T & T/W CA285209 ; NORTH YORK ; 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: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Rec Centre, School 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: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 6 Beaufield Avenue, a charming red brick home set on a spectacular 25x135-foot lot in North Leaside. Framed by mature landscaping, with stunning Japanese maples in the front garden, this inviting residence with timeless curb appeal offers over 1,650 sqft of total living space. Bright principal rooms create an effortless flow for both entertaining and everyday living, seamlessly connecting the front of the home through to the lush greenery in the backyard. The dining room features wainscotting and a walkout to the backyard patio, offering an ideal setting for indoor-outdoor entertaining. The kitchen is well appointed with stainless steel appliances, ample cabinetry, and convenient pull-out storage, designed for everyday functionality and ease of use. The second level offers three well-proportioned bedrooms, each with its own closet, and shares a four-piece family bathroom. Newly refinished hardwood flooring runs throughout the upper level, adding warmth and continuity to the space. The lower level expands the home's living space with a convenient walk-up side entrance providing direct access to the driveway. Here you will find a cozy recreation room with a gas fireplace and plenty of custom built-ins and coat closets for added storage. A combined three-piece bathroom and laundry area enhances everyday practicality, complemented by a large storage closet. The backyard has been meticulously curated, featuring a stone patio with a decorative herringbone design, a garden shed, and a mature cherry blossom tree, creating an exceptional backdrop for family gatherings and summer barbecues. Located near Sunnybrook Park, Serena Gundy trails, excellent schools, Bayview Avenue shops and restaurants, and convenient transit including the Eglinton Crosstown LRT, this home sits in one of Toronto's most sought-after neighbourhoods. The strong sense of community is further enhanced by neighbourhood traditions, including an annual street party that brings residents together. Inclusions: See Schedule B.					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910					



19 Thursfield Cres Toronto Ontario M4G 2N4 Toronto C11 Leaside Toronto Taxes: \$7,676.61/2025 Sold Date: 02/26/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,429,000 List: \$1,469,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 28.69 x 160 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Brentcliffe/Eglinton Directions: Eglinton 1 block north to Thursfield

MLS#: C12797194 **PIN#:** 103680100
Legal: Plan M585 Pt Lot60 (See GEO for full description)

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: 1948 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: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Deck 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		
1	Foyer	Main	5.91	x 5.35	Hardwood Floor	Closet	Crown Moulding
2	Living	Main	16.67	x 11.09	Hardwood Floor	Pot Lights	Picture Window
3	Dining	Main	10.83	x 7.84	Hardwood Floor	W/O To Deck	Combined W/Kitchen
4	Kitchen	Main	12.17	x 10.01	Renovated	Stainless Steel Appl	Breakfast Bar
5	Prim Bdrm	2nd	11.68	x 11.09	Hardwood Floor	W/W Closet	Picture Window
6	2nd Br	2nd	11.09	x 8.5	Hardwood Floor	W/I Closet	Picture Window
7	3rd Br	2nd	9.32	x 8.69	Hardwood Floor	Closet	Picture Window
8	Rec	Lower	21.26	x 13.91	Broadloom	3 Pc Bath	Above Grade Window

Client Remks: Come discover this beautifully renovated semi detached home nestled on a RARE AND SPACIOUS 28.69 by 160 foot south lot that bathes the home in natural sunlight and highlights a generous mutual driveway(like private) offering convenience and maneuverability for families and guests with hassle free and dedicated parking for 2 cars right at your doorstep! Thursfield Crescent is an enviable quiet and family friendly location minutes to the newly opened LRT. The main floor living and dining rooms feature an open plan showcasing gleaming hardwood floors, Newer windows, California shutters, potlights, crown moulding, freshly painted with french doors walking out to the expansive rear gardens and deck ideal for that morning coffee or evening bbq. Children, dogs and gardeners alike will adore the extensive green space and fully fenced yard. Chefs, families and entertainers can enjoy the stunning kitchen offering a breakfast island, granite counters, Stainless appliances, bright picture window and plenty of storage. Head upstairs to 3 generous bedrooms featuring superior storage and closet space including wall to wall primary custom bedroom cabinetry, hardwood flooring, picture windows with California shutters and a luxurious renovated 4 piece bathroom with heated flooring. Need more space???? The fully finished lower level with 3 piece bath and separate side entrance offers the opportunity for further recreation and play. Separate laundry, storage and utility rooms add to the enjoyment. Extra bonus space in this detached 9x12 ft separate shed with windows, screen and sliding door, outside tiling , lighting, electricity and heating. This gem of a property is located in a highly sought after community with excellent schools, trails, parks, LRT, shops and dining options combining modern living with ample outdoor space .DONT MISS THIS OPPORTUNITY TO CALL THIS BRIGHT AND SPACIOUS HOUSE YOUR NEW HOME! A+ Home Inspection available. ** OPEN SUN

Inclusions: STAINLESS FRIDGE, STAINLESS STOVE (BRAND NEW), STAINLESS DISHWASHER, STAINLESS MICROWAVE, ALL ELECTRIC LIGHT FIXTURES, WASHER/DRYER(2024), HOT WATER TANK (2024), CALIFORNIA SHUTTERS, UPPER BATHROOM MIRROR, CENTRAL AIR, FURNACE, BACKYARD 9x12 CUBE SHED, 6x6 STORAGE SHED ,5x3 STORAGE BIN.

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



130 Donegall Dr Toronto Ontario M4G 3G8 Toronto C11 Leaside Toronto		Sold: \$1,450,000 List: \$1,499,000
Taxes: \$6,779.24/2025	For: Sale	% Dif: 97
Sold Date: 04/01/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.25 x 135 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Bayview Ave. and Parkhurst Blvd. Directions: Prime South Leaside		

MLS#: C12915558 **PIN#:** 103870039
Legal: PT LT 75 PL 2121 TWP OF YORK AS IN TB936668 S/T & T/W TB936668; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: A Hydro: Yes
Basement: Full / Finished	Drive: Lane	Gas: Yes Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age: 51-99	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, Rec Centre, School	Retirement:
Year Built: 1930	Exterior Feat: Porch	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: Auto Garage Door Remote	Farm/Agr:
Apx Sqft: 1100-1500		Oth Struct:
Lot Size Source: MPAC		Survey Type: None
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Concrete Block		
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.5	x 3.67	Hardwood Floor
2	Living	Main	13.25	x 12.76	Hardwood Floor
3	Dining	Main	13.25	x 12.01	Hardwood Floor
4	Kitchen	Main	14.24	x 8.17	Tile Floor
5	Prim Bdrm	2nd	12.34	x 10.83	Hardwood Floor
6	2nd Br	2nd	10.93	x 9.32	Hardwood Floor
7	3rd Br	2nd	10.33	x 8.43	Hardwood Floor
8	Rec	Lower	24.67	x 13.68	Broadloom
9	Laundry	Lower	7.15	x 6.99	Tile Floor

Client Remks: Ideally located in the heart of South Leaside within steps to the amenities on Bayview Avenue, this classic brick semi-detached home offers timeless charm, comfort, and an ideal setting for family living. A welcoming front porch creates a lovely neighbourhood feel and provides the perfect place to enjoy the quiet, tree-lined surroundings. Inside, the home features a bright and comfortable layout with an open living and dining room concept with white oak floors and a fireplace flanked by built-ins, creating an inviting atmosphere for everyday living and entertaining. At the rear of the home, the renovated kitchen offers Caesarstone countertops, stainless steel appliances and a walkout to the rear deck and gardens, providing an ideal space for outdoor dining, relaxation, and play. The second level includes three well-proportioned bedrooms, including a spacious primary bedroom, each with dedicated closet space. A conveniently located four-piece renovated bathroom serves the upper level. The finished lower level adds valuable additional living space with a large recreation room perfect for relaxing, family activities, or a home office. A laundry room with laundry sink and abundant storage space adds practicality and convenience. At the rear of the property, a detached garage is accessed from the laneway providing easy parking and additional storage. In school district for Bessborough Elementary and Middle School, St Anselm and Leaside High School. Just moments from the shops and amenities of Bayview Avenue as well as the Eglinton LRT, parks, skating rinks, tennis courts and community centres. This home offers a wonderful opportunity to enjoy comfort, convenience, and community in one of Toronto's most desirable neighbourhoods.

Inclusions: See Schedule B

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



77 Rumsey Rd Toronto Ontario M4G 1N9 Toronto C11 Leaside Toronto Taxes: \$9,757.89/2025 Sold Date: 02/13/2026 SPIS: No Last Status: SLD DOM: 115		Sold: \$1,920,000 List: \$1,999,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: < .50 28 x 56.69 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 2 Washrooms: 4 1x2xGround, 1x3x2nd, 1x5x2nd, 1x5x3rd
Dir/Cross St: Bayview Avenue & Millwood Rd. Directions: Bayview Avenue & Millwood Rd.		

MLS#: C12474474 **PIN#:** 103900203
Legal: PART OF LOT 71 REGISTERED PLAN 2120 DESIGNATED AS PARTS 18 AND 19 ON 66R-27410 TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 2412 SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3711723 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2015 Yr Built Source: Other Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat, Membrane Foundation: Concrete Assessment: POTL: Y POTL Mo Fee: 285 Laundry lev: Upper	Exterior: Brick / Shingle Gar/Gar Spcs: Built-In / 1.5 Drive: Lane, Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Floor Drain, Carpet Free, Central Vacuum, Storage	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: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Other	Main	5.35	x 8.43	Marble Floor	Closet	Crown Moulding
2	Living	Main	12.66	x 11.58	Hardwood Floor	Crown Moulding	Large Window
3	Dining	Main	11.15	x 11.75	Hardwood Floor	Gas Fireplace	Crown Moulding
4	Kitchen	Main	16.17	x 15.26	Centre Island	Granite Counter	Eat-In Kitchen
5	2nd Br	2nd	10.76	x 14.17	Hardwood Floor	3 Pc Ensuite	Large Window
6	3rd Br	2nd	17.16	x 12.6	Hardwood Floor	Large Window	Closet
7	4th Br	2nd	9.74	x 10.5	Hardwood Floor	Large Window	Closet
8	Laundry	2nd	6.43	x 6.76	Tile Floor	Stainless Steel Sink	
9	Prim Bdrm	3rd	12.76	x 23.16	Hardwood Floor	Large Window	B/I Closet
10	Office	3rd	10.99	x 8.43	Hardwood Floor	Large Window	Recessed Lights
11	Rec	Bsmt	11.32	x 11.25	Sunken Room	Window	

Client Remks: Elegant End-Unit Freehold Townhome in Prime Leaside. Perfectly positioned across from Trace Manes Park, the Leaside Library, and the Community Centre, this stunning end-unit freehold townhome offers over four levels of impeccably designed living in one of Toronto's most coveted neighbourhoods. Steps to the boutiques, cafes, and restaurants of Bayview Avenue, this home combines timeless sophistication with the ease of modern, low-maintenance living-ideal for professionals or families seeking space, style, and convenience. The open-concept main floor is bright, elegant, and exceptionally functional. The chef's kitchen features Thermador stainless steel appliances, a gas range, a massive granite centre island, a Parisian-style banquette for morning coffee or casual dining and French doors opening onto the deck. Thoughtfully designed custom built-ins throughout the kitchen, dining, and living areas offer abundant concealed storage while maintaining a clean, contemporary aesthetic. The marble gas fireplace anchors the main floor in warmth and charm. A chic powder room completes the main level. Upstairs, the second floor features three bright, spacious bedrooms, one with a modern 3-piece ensuite. The large family bath with double marble vanity, a full laundry room and two linen closets round out this level. The third floor is devoted to the luxurious primary suite, with two walk-in closets, a serene den or office, and a spa-inspired ensuite with two marble vanities, a glass shower and freestanding tub. Over 900sf of luxury all to yourself! The finished lower level includes a large recreation room, generous storage areas, and an immaculate 1.5-car garage equipped with a 240V EV charging outlet, built-in bicycle racks, and automatic door. No more maintenance, landscaping & snow-removal included in low monthly fee. Beautifully appointed, intelligently designed, and located in the heart of Leaside, this home truly offers it all!

Inclusions: All window coverings where installed, all electric light fixtures where installed, Panasonic stainless steel built-in microwave, Thermador built-in stainless steel dishwasher, Thermador stainless steel refrigerator, Thermador stainless steel gas range, Thermador stainless steel range hood, LG washer, LG dryer, Grey leather kitchen barstools, Office workstation furniture in third floor office.