



441 St Clair Ave E Toronto Ontario M4T 1P6 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$10,167.56/2025 Sold Date: 05/28/2026 SPIS: No Last Status: SLD DOM: 7		Sold: \$1,765,738 List: \$1,699,000 For: Sale % Dif: 104
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.5 x 143 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4x2nd
Dir/Cross St: St. Clair Avenue East & Mt Pleasant Rd Directions: St. Clair Avenue East & Hudson Drive		

MLS#: C13156720	PIN#: 103930392
Legal: PT LT 19 PL 274 TORONTO (MOORE PARK) AS IN CT228074; S/T & T/W CT228074; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1926 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Post & Pad, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Shingle Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Mutual 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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.84	x 3.74	
2	Living	Main	15.26	x 10.43	
3	Dining	Main	13.75	x 12.07	
4	Kitchen	Main	14.01	x 9.15	
5	Family	Main	14.99	x 14.99	
6	Prim Bdrm	2nd	14.5	x 12.66	
7	2nd Br	2nd	9.58	x 9.09	
8	3rd Br	2nd	14.01	x 9.68	
9	Workshop	Lower	15.68	x 13.85	
10	Laundry	Lower	9.09	x 8.01	
11	Utility	Lower	21.59	x 6.07	

Client Remks: Welcome to 441 St. Clair Avenue East, an exceptional opportunity to plant roots in the coveted Moore Park pocket, one of Toronto's most sought-after family neighbourhoods. Situated East of Welland Avenue, on a quiet block, this beautifully appointed three bedroom, three bathroom semi-detached home blends timeless character with warm modern updates. Step through the foyer into a lovely, light-filled main floor featuring hardwood floors, oversized windows, a spacious open-concept layout and a convenient powder room. The dining space offers a clever built-in wine rack, and flows seamlessly into a well-appointed kitchen with a centre island and abundant cabinetry. The showstopper is the stunning solarium addition, a sun-drenched family room anchored by a sleek and modern gas fireplace, perfectly designed for both everyday living and entertaining. The spectacular windows provide the ultimate connection to a gorgeous backyard- a fabulously layered retreat with multiple seating areas, a koi pond, wood shed, and mature landscaping. Upstairs, three generous bedrooms and two full bathrooms provide the backdrop for convenient family living. The upper hallway is brightly lit by a large skylight, and leads to the serene primary suite, which features a second skylight, ample built-in storage, and a rare three piece ensuite. The charming second bedroom provides optionality- perfect as a bedroom, a nursery, or a bright office space. The spacious third bedroom features a queen sized Murphy bed and lovely views over the back garden. The lower level offers laundry, a utility room, and exceptional storage. Steps to the beloved ravine trail system, top-ranked public and private schools, and the vibrant dining, shopping, and transit hub at Yonge & St. Clair. This is midtown family living at its finest.

Inclusions: See Schedule B

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



311 St Clair Ave E		Sold: \$1,988,000
Toronto Ontario M4T 1P3		List: \$1,988,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$9,886.08/2025	For: Sale	% Dif: 100
Sold Date: 06/09/2026		
SPIS: No	Last Status: SLD	DOM: 18
Duplex	Fronting On: S	Rms: 10 + 5
Link:	Acreage:	Bedrooms: 4
2-Storey	30 x 143 Feet	Washrooms: 4
	Irreg:	2x3, 1x2, 1x4
Dir/Cross St: St. Clair east of Mount Pleasant Directions: St. Clair east of Mount Pleasant		

MLS#: C13160316 **PIN#:** 211210179
Legal: PT LT176-177 PL 719 MOORE PARK AS IN CT573768; S/T & T/W CT573768; CITY OF TORONTO

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Finished	Drive: Mutual	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
Heat: Water / 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:
Year Built: 1925	Interior Feat: None	HST Applicable to Not Subject to HST
Apx Sqft: 2000-2500		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Brick		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.01	x 16.7	Hardwood Floor Bay Window
2	Dining	Main	11.81	x 14.11	Hardwood Floor Stained Glass Formal Rm
3	Kitchen	Main	14.4	x 7.22	Granite Counter Stainless Steel Appl Combined W/Laundry
4	Prim Bdrm	Main	16.8	x 12.5	2 Pc Ensuite Mirrored Closet Hardwood Floor
5	Br	Main	8.27	x 13.45	Hardwood Floor Window
6	Family	2nd	19.42	x 14.24	Bay Window B/I Shelves
7	Kitchen	2nd	7.61	x 14.4	Stainless Steel Appl Centre Island Custom Backsplash
8	Breakfast	2nd	11.78	x 6.92	Large Window
9	Br	2nd	14.86	x 13.06	Mirrored Closet O/Looks Backyard Vaulted Ceiling
10	Br	2nd	8.07	x 11.25	Double Closet Window
11	Family	Lower	18.7	x 14.24	Above Grade Window
12	Kitchen	Lower	12.37	x 9.88	
13	Other	Lower	16.9	x 15.03	
14	Other	Lower	14.01	x 14.93	

Client Remks: Nestled in the coveted enclave of Rosedale-Moore Park, this stunning residence offers an exceptional opportunity for investors, multi-generational families or a spacious single family home. Each self-contained unit is thoughtfully laid out with open-concept living spaces, soaring ceilings and expansive windows that flood the interiors with natural light. This gorgeous home offers 3 separate units, sleek kitchens, stylish living & dining areas, 4 bedrooms and 4 spa-inspired bathrooms. Beautifully landscaped south-facing gardens on a rare 143' deep lot with ample parking. Set on a quiet tree-lined street, this turnkey property combines urban convenience with upscale living in one of Toronto's most desirable neighbourhoods. Walk to top-rated schools, transit, shopping and parks. Welcome Home!

Inclusions: 3 fridges, 3 stoves, 2 built-in dishwashers, 2 hood vents, 2 washers, 2 dryers, all window coverings/blinds, all electric light fixtures & sconces, ductless wall air conditioning units, heat pumps, boiler, all smoke detectors, all carbon monoxide detectors, barbecue gas line & barbecue.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



36 Evergreen Gdns Toronto Ontario M4G 1C5 Toronto C11 Leaside Toronto Taxes: \$0/2026 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 50			Sold: \$2,837,000 List: \$2,998,000 For: Sale % Dif: 95
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 21.76 x 76.61 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x3xGround, 1x2xMain, 1x5x2nd, 1x3x2nd	Dir/Cross St: Bayview & Moore Directions: Bayview & Moore

MLS#: C12875206 Assignment: No Legal: City of Toronto, Lot 27, Plan 3331 City of Toronto		PIN#: 103931474 Fractional Ownership: No Vacant Land Condo: No	
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: 3000-3500 Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick 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, Park, Public Transit Exterior Feat: Deck Interior Feat: Air Exchanger, Bar Fridge, Built-In Oven, Carpet Free, ERV/HRV, On Demand Water Heater Security Feat: Alarm System	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Elevator Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	13.94	x 8.89	B/I Closet	Access To Garage	Hardwood Floor
2	Rec	Ground	19.85	x 18.6	Window Flr to Ceil	Overlook Patio	Hardwood Floor
3	Living	Main	19.65	x 19.88	Gas Fireplace	Picture Window	Hardwood Floor
4	Dining	Main	15.88	x 13.81	Combined W/Living	Hardwood Floor	
5	Kitchen	Main	13.32	x 20.24	Centre Island	Breakfast Area	W/O To Balcony
6	Sitting	Main	6.69	x 6.63	Hardwood Floor		
7	Prim Bdrm	2nd	14.37	x 20.21	5 Pc Ensuite	W/I Closet	W/O To Balcony
8	2nd Br	2nd	10.14	x 14.57	Double Closet	Window Flr to Ceil	Hardwood Floor
9	3rd Br	2nd	9.06	x 11.75	Window Flr to Ceil	Hardwood Floor	
10	Exercise	Lower	9.12	x 19.62	Heated Floor		

Client Remks: Bennington Heights - incomparable value for 4,000+ Sq. ft. of thoughtfully designed luxury living space. Highest quality workmanship by a reputable, award-winning team of architects, interior designers, and builders. Enjoy private elevator access to all five levels and the peace of mind of a full Tarion warranty. This exceptional residence offers a seamless blend of modern elegance and timeless design. Distinctive features include soaring ceilings and floor-to-ceiling windows that flood the home with natural light, spacious principal rooms, and a modern custom chef's kitchen with centre island and integrated breakfast table. White oak and painted cabinetry, veined marble counters, and high-quality appliances throughout. The kitchen walks out to a balcony with a BBQ gas line - perfect for indoor-outdoor living. Additional highlights include white oak engineered hardwood floors, custom millwork and doors, a linear fireplace, and spa-inspired bathrooms finished in marble and porcelain. Ample built-in storage and thoughtfully designed cabinetry are found throughout every level. The home also offers two-car parking with a built-in single garage and private front driveway, along with a landscaped backyard and patio, plus an approximately 800 sq ft south-facing rooftop terrace featuring a built-in pergola and garden beds - ideal for sunbathing, entertaining, or relaxing under the stars. Immediate access to the Kay Gardner Beltline Trail, Don River Valley trails, and Evergreen Brick Works. Close to Bayview shops, Evergreen Gardens Park, with quick downtown access via the Bayview Extension and Don Valley Parkway.

Inclusions: Miele Fridge/Freezer, Wolf Oven, Wolf Induction cook-top, Cove Dishwasher, Panasonic Microwave, 2 HVAC Systems, Automatic Blinds, All Light Fixtures, EGDO & Remote, Gas F/P & Remote, Elevator, Whirlpool Washer, Dryer, Alarm System,

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



38 Evergreen Gdns Toronto Ontario M4G 1C5 Toronto C11 Leaside Toronto Taxes: \$0/2025 Sold Date: 03/09/2026 SPIS: No Last Status: SLD DOM: 49			Sold: \$2,900,000 List: \$2,999,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 21.36 x 74.61 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x3xGround, 1x2x2nd, 1x5x3rd, 1x3x3rd	Dir/Cross St: Bayview and Moore Directions: West of Bayview, South of Moore

MLS#: C12709458	PIN#:
Legal: Lot 28 Plan 3331, 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: New Year Built: 2025 Apx Sqft: 3000-3500 Lot Shape: Rectangular Roof: Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	Foyer	Ground	31.59	x 9.38	Hardwood Floor	B/I Closet	Access To Garage
2	Living	2nd	20.93	x 17.81	Hardwood Floor	Gas Fireplace	O/Looks Dining
3	Dining	2nd	20.93	x 16.08	Hardwood Floor	O/Looks Living	Open Concept
4	Kitchen	2nd	20.93	x 21.39	Hardwood Floor	Centre Island	O/Looks Dining
5	Prim Bdrm	3rd	14.34	x 20.01	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	3rd	9.48	x 13.32	Hardwood Floor	Picture Window	Double Closet
7	3rd Br	3rd	9.58	x 10.89	Hardwood Floor	Picture Window	O/Looks Frontyard
8	4th Br	Ground	19.55	x 32.25	Hardwood Floor	Sliding Doors	Wet Bar
9	Rec	Bsmt	18.73	x 14.57	Hardwood Floor	Pot Lights	
10	Exercise	Bsmt	9.22	x 18.93	Hardwood Floor	Pot Lights	

Client Remks: Welcome to 38 Evergreen Gardens, part of an exclusive collection of townhomes in the tree-lined community of Bennington Heights. Designed by an award-winning team, this three-story residence offers 3,495 square feet of thoughtfully planned living space, plus a finished lower level with a spacious recreation room - all connected by private elevator access. Highlights include soaring ceilings, oversized windows, and a custom chef's kitchen with top-tier appliances, abundant storage, and a walk-out to the balcony. High-end curated finishes are found throughout: white oak hardwood floors, natural stone countertops, custom millwork, a living room fireplace, and elegantly appointed bathrooms. An expansive rooftop deck with built-in pergola and garden beds offers sweeping views and an ideal setting for entertaining or quiet retreat. Additional features include a landscaped backyard terrace, built-in garage, and private drive with parking for two cars. Perfectly positioned for those who appreciate a balance of nature and convenience, this home is steps to tranquil trails, surrounding parks, and ravines, while also providing quick access to the Bayview Extension, DVP, and midtown. Nearby amenities include Evergreen Brickworks, Bennington Heights Tennis Club, Evergreen Gardens Park, and the shops and restaurants along Bayview Avenue and Mount Pleasant Road. Excellent proximity to both public and private schools further enhances the appeal. A rare opportunity for every stage of life: downsizers, professional couples, or families seeking sophisticated, modern living 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