



86 Glen Rd Toronto Ontario M4W 2V6 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$12,622.26/2026 For: Sale % Dif: 98 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,475,000 List: \$2,527,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.5 x 187 Feet Irreg:	Rms: 8 Bedrooms: 2 Washrooms: 4 1x2xLn Betwn, 1x3x2nd, 1x5x2nd, 1x3xLower	Dir/Cross St: Glen & Elm Directions: South of Sout Dr & North of Elm

MLS#: C13422390 **PIN#:** 211140148
Legal: PT LOT 22 PL 433 YORKVILE AS IN CA432990; S/T EM76732; 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: No Apx Age: 51-99 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: 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: Family Room, Fenced Yard, Fireplace/Stove, Wooded/Treed Exterior Feat: Landscaped, Patio, Privacy, Porch Interior Feat: None Security Feat: Other	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Unknown Sewer: Septic Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Heritage	Hydro: Yes Phone: Yes
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Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	22.41	x 13.85	Fireplace	Hardwood Floor
2	Dining	Main	20.93	x 13.85	Hardwood Floor	
3	Kitchen	Main	17.16	x 13.85	Hardwood Floor	
4	Family	Main	14.17	x 13.85	Hardwood Floor	
5	Prim Bdrm	2nd	14.01	x 13.85	5 Pc Ensuite	Hardwood Floor W/I Closet
6	2nd Br	2nd	16.5	x 13.85	3 Pc Ensuite	Hardwood Floor W/I Closet
7	Rec	Lower	24.25	x 13.42	Fireplace	W/O To Yard
8	Laundry	Lower	13.75	x 13.42	Side Door	

Client Remks: South Rosedale at its finest. This residence offers the rare combination of privacy, forever green views, and an exceptional, secure living space with 3-car parking, including a built-in garage. The main floor is comprised of a living room and a dining room with a rare wood-burning fireplace, a family room with built-ins, and a kitchen with an island and a walkout to a BBQ terrace. The second floor has 2 incredible suites; in fact, the front bedroom could easily be changed to 2. Each suite has an ensuite and walk-in closets. The lower level has an incredible second family area with a second wood-burning fireplace, a 3-piece bath, and a laundry room/mudroom entrance across from the garage. The incredible and tranquil 187 ft deep lot feels like a park. Set back from the street with a long, gracious driveway for 2 cars plus 1 car garage, steps to parks, ravines, Branksome Hall, and exceptional public schools, shops, TTC, and more. This is an exceptional opportunity in South Rosedale, where homes with this setting are seldom available

Inclusions: Fridge, stove, wash, dryer, dishwasher

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



91 Glen Rd Toronto Ontario M4W 2V5 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,086.35/2025 For: Sale % Dif: 87 Sold Date: 02/02/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$2,400,000 List: \$2,749,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 25.11 x 132.01 Feet Irreg: 135.33 ft south side, 24.835 ft at rear	Rms: 7 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x6x2nd, 1x4x2nd, 1x3xGround	Dir/Cross St: Glen Road & South Drive Directions: Glen Road & South Drive

MLS#: C12715240 **PIN#:** 211140161
Legal: PT LT C PL 30E TORONTO PT 1, 63R1787; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Irregular Lot Size Source: Survey Roof: Flat, Membrane Foundation: Concrete Block 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: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, School Interior Feat: Water Heater Owned	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 Year: 1979 Survey Type: Boundary Only Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.33	x 8.6	Granite Floor	Closet	2 Pc Bath
2	Living	Main	27.26	x 19.42	Hardwood Floor	Fireplace	Skylight
3	Dining	Main	15.26	x 12.07	Hardwood Floor	Panelled	Wall Sconce Lighting
4	Kitchen	Main	13.16	x 13.09	Hardwood Floor	Centre Island	Breakfast Bar
5	Other	Main	7.41	x 5.15	Hardwood Floor	Wet Bar	B/I Shelves
6	Prim Bdrm	2nd	20.41	x 17.09	Broadloom	6 Pc Ensuite	Double Closet
7	Br	2nd	13.42	x 13.25	Broadloom	4 Pc Ensuite	W/I Closet
8	Family	Ground	19.42	x 15.85	Hardwood Floor	Gas Fireplace	W/O To Garden
9	Den	Ground	14.67	x 11.91	Broadloom	Closet	

Client Remks: Exuding timeless elegance, this South Rosedale townhome was designed by renowned custom homebuilder Joe Brennan. Nestled on a winding, tree-lined section of Glen Road with a long setback from the road to ensure privacy. With over 3,300 sq ft across three levels, this home offers a seamless layout with the opportunity to customize as needed. The main floor of this home is truly a 'wow' - oversize in scale with high ceilings and well-suited for entertaining. Featuring magnificent natural light cascading from multiple skylights, rich dark hardwood flooring and a wood-burning fireplace flanked by large picture windows overlooking the garden. The formal dining room features beautiful panelling, built-in shelving, and a convenient servery leading to the thoughtfully-designed kitchen. On the second floor, the massive primary bedroom offers a bright and airy ensuite with skylight, and the spacious second bedroom has its own ensuite and a walk-in closet. Ample space on the second floor offers the possibility to reconfigure for three bedrooms. The above-grade ground level offers a family room / office with a gas fireplace, large picture windows, and a walk-out to the garden. Truly an enviable location, access to Craigleigh Gardens park and Milkman's Lane trail is just around the corner for a peaceful retreat under the tree canopy. Toronto's finest private and public schools including Branksome Hall and Rosedale Jr Public School are nearby. Situated just steps to the bus stop and walking distance to both Rosedale and Castle Frank subway stations ensures that you are well connected to the city. Rare three-car parking with an integrated garage providing direct access to the home and a long private interlocking brick drive. This is a wonderful opportunity for discerning buyers seeking the lifestyle and tranquility of this coveted neighbourhood.

Inclusions: Amana Refrigerator, GE Profile Gas Stove, Amana Dishwasher, Whirlpool Microwave, Maytag Performance Washer, Maytag Dryer, All Existing Window Coverings, All Electric Light Fixtures, Two (2) Bar Stools in Kitchen
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995



102 Elm Ave Toronto Ontario M4W 1P2 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$16,605/2025 For: Sale % Dif: 98 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,950,000 List: \$2,995,000
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: < .50 24.78 x 194.63 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x2x2nd, 1x3x3rd, 1x4x3rd	
Dir/Cross St: South & Elm Directions: North side of Elm			

MLS#: C13086492		PIN#: 103940288	
Assignment: No		Fractional Ownership: No	
Legal: PLAN E266 PT LOT 4 PLAN 626 PT LOTS 18 & B		Vacant Land Condo: No	
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas, Other A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3000-3500 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: Inground Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other, Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2024 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	19.49	x 12.93	Hardwood Floor	Gas Fireplace	W/O To Yard
2	Laundry	Main	15.91	x 9.74	Laminate	B/I Shelves	Stone Counter
3	Living	2nd	19.49	x 19.26	Open Concept	Gas Fireplace	W/O To Terrace
4	Dining	2nd	14.01	x 11.52	Hardwood Floor	Open Concept	
5	Kitchen	2nd	16.93	x 11.52	Quartz Counter	Stainless Steel Appl	Breakfast Bar
6	Den	2nd	11.42	x 11.42	Hardwood Floor	French Doors	W/O To Terrace
7	Prim Bdrm	3rd	18.01	x 16.93	Hardwood Floor	B/I Closet	3 Pc Ensuite
8	2nd Br	3rd	15.49	x 11.75	W/I Closet	O/Looks Frontyard	Semi Ensuite
9	3rd Br	3rd	14.17	x 11.42	Hardwood Floor	Double Closet	Semi Ensuite

Client Remks: 102 Elm Avenue - South Rosedale at its finest. Set within one of Toronto's most prestigious and tightly held enclaves, & backing directly onto Craighleigh Gardens, this exceptional residence offers a rare combination of privacy, forever green views, & over 3,000 sq ft of exceptionally renovated living space. Situated on an extraordinary 25 x 194 ft lot, this gorgeous semi is thoughtfully designed for both refined living and everyday functionality. The bright walkout level opens seamlessly to a private, landscaped backyard w/a large patio, concrete pool, & uninterrupted views of the park framed by mature trees. This level also features a welcoming foyer w/db closets, a spacious rec rm w/ gas f/place, powder rm, laundry & mudroom w/ direct garage access. A dream for organizing & storage! The main level is tailored for modern living & effortless entertaining. A beautifully renovated open-concept chef's kitchen w/premium appliances flows into the dining & great rm all oriented toward a walkout balcony o/looking the gardens & park beyond. A large gas f/place anchors the oversized room ensuring cozy nights all year round while bespoke built-ins are the perfect place for books or family photos. A coveted private office w/its own balcony & an additional powder rm complete this level. Upstairs, the primary suite offers a quiet retreat w/tranquil treetop views, wall-to-wall custom built-ins, & a designer savvy ensuite bathed in natural light from the lg skylight. Two additional generously sized bedrms share a renovated Jack & Jill bathrm. Extensively renovated in 2020, this home features a reimagined open concept layout on the main level, new kitchen & bathrms, hardwood flrs, & brand-new roof. Set back from the street w/a long gracious driveway for 4 cars + 1-car garage, steps to parks, ravines, Branksome Hall & exceptional public schools, shops, TTC & more, this is an exceptional opportunity in South Rosedale, where homes of this calibre & setting are seldom available.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



62 A Glen Rd Toronto Ontario M4W 2V4 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$18,226/2025 For: Sale % Dif: 91 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 14		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 30.26 x 154.84 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Maple Ave./ Elm Ave Directions: East of Mt. Pleasant Rd / North of Bloor St E		

MLS#: C13047062

PIN#: 211120072

Legal: PT LT 6, 10 PL 433 YORKVILLE as in CA274427; S/T INTEREST IN CA274427; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full / Sep Entrance / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Apx Sqft: 2500-3000 Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Interior Feat: Central Vacuum, Countertop Range, Garburator, Intercom	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Shower Stall Feat: 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	25.43	x 17.68	Fireplace	O/Looks Garden	W/O To Deck
2	Dining	Main	14.7	x 15.58	Hardwood Floor	Crown Moulding	Window
3	Kitchen	Main	14.9	x 9.48	B/I Appliances	Tile Floor	
4	Breakfast	Main	6.1	x 7.51	W/O To Terrace	Tile Floor	
5	Den	Main	12.11	x 7.91	Wet Bar	W/O To Terrace	French Doors
6	Prim Bdrm	2nd	25.2	x 17.68	5 Pc Ensuite	Fireplace	O/Looks Garden
7	2nd Br	2nd	17.09	x 13.62	Double Closet	Broadloom	
8	3rd Br	2nd	17.09	x 11.81	W/W Closet	Broadloom	
9	Rec	Bsmt	23.79	x 17.39	Fireplace	W/O To Garden	
10	Br	Bsmt	14.99	x 11.71	Closet	Hardwood Floor	
11	Laundry	Bsmt	7.71	x 7.61			

Client Remks: Welcome to 62A Glen Rd., an elegant Kellner built Georgian home in the heart of south Rosedale, located on the quiet low traffic section of Glen Rd. The grand foyer welcomes you to this expansive house with over 3,400 sq. ft. of enviable space on 3 levels, showcasing high ceilings and an abundance of natural light. The main floor living space features a den with French doors leading out to an oversized terrace. The sophisticated living room boasts a wood burning fireplace, hardwood floors and walkouts to a deck overlooking a private patio and garden. The formal dining room leads to a bright airy kitchen with a separate breakfast room and walk out to the terrace. The second floor offers a massive primary bedroom retreat, with a 5 piece ensuite, ample closets and a wood burning fireplace. Two spacious bedrooms & a 4 piece bathroom finish off this floor. The finished lower level features a family room with a wood burning fireplace, custom built in cabinets, a laundry room, 3 piece bathroom and an office-nanny's room. Located just steps to Rosedale and Chorley parks, highly rated private and public schools including Branksome Hall and Rosedale Jr. Public School. Just a short walk to subways & extensive ravine trail system.

Inclusions: Fridge, counter top stove, wall ovens, dishwasher, washer, dryer. All existing window coverings, all light fixtures & Central Vacuum system.

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833



68 Cluny Dr Toronto Ontario M4W 2R3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,071.26/2025 Sold Date: 01/15/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$3,110,000 List: \$3,195,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 40.96 x 100 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4xBsmt	Dir/Cross St: Yonge and Roxborough St East Directions: Yonge and Roxborough St East

MLS#: C12690690 **PIN#:** 211190196
Legal: PT LT 36 PL 271E TORONTO AS IN CA717810; S/T EM73562, EM73563; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 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 Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.19	x 12.01	Hardwood Floor	Combined W/Family	Fireplace
2	Family	Main	16.6	x 13.09	Hardwood Floor	Combined W/Living	W/O To Patio
3	Dining	Main	13.09	x 12.11	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Main	14.21	x 8.4	Hardwood Floor	Breakfast Bar	
5	Prim Bdrm	2nd	13.29	x 12.7	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.29	x 11.68	Hardwood Floor	Pot Lights	Closet
7	3rd Br	2nd	13.58	x 9.78	Hardwood Floor	Double Closet	Pot Lights
8	Rec	Lower	17.98	x 11.78	Laminate	Track Lights	Window
9	Other	Lower	6.07	x 6.17	Galley Kitchen	Tile Floor	B/I Appliances
10	4th Br	Lower	13.88	x 9.88	Broadloom	4 Pc Ensuite	Closet
11	Laundry	Lower	11.68	x 7.19			

Client Remks: One of Toronto's most coveted locations on the corner of Cluny Drive and Roxborough Street East. This elegant townhouse features 3+1 bedrooms, 4 bathrooms, and a finished basement with room for a live-in caregiver or teen suite. The stunning chef's kitchen was updated in 2018. The home offers 1,908 sq ft above grade. A quiet garden terrace off the family room. Private drive and detached garage. Stroll to the cafes, shops, and boutiques along Yonge Street. Toronto Lawn and York Racquets are just a step away. Rosedale subway is around the corner.

Inclusions: California Shutters, Curtain Rods and Hardware, Broadloom where laid, All Electric Light Fixtures, Kitchenaid Dishwasher, Miele Fridge, Jennair Induction Cooktop, Jennair Oven, Panasonic Microwave, Basement AVG Wine Fridge, Basement Marvel Mini Fridge, Basement Kitchenaid Microwave, Whirlpool Washer and Dryer. BBQ Weber. 2 Bar Stools and Basement TV + Mount, Sonos sound bar in basement. Outdoor lighting and irrigation.

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



90 Pricefield Rd		Sold: \$3,295,000
Toronto Ontario M4W 1Z9		List: \$3,295,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$16,137.46/2025	For: Sale	% Dif: 100
Sold Date: 04/10/2026		
SPIS: No	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: N	Rms: 9 + 5
Link:	Acreage:	Bedrooms: 4
3-Storey	27.49 x 129.5 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x5x2nd, 1x2x3rd, 1x3x3rd, 1x2xLower
Dir/Cross St: Yonge St. & Rowanwood		Directions: Pricefield & Cluny Dr

MLS#: C12978332 **PIN#:** 211190121
Legal: PT LT 39 PL 365E TORONTO AS IN CA449766; S/T & T/W CA449766; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Baseboard, Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Stone 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: Family Room, Fireplace/Stove 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: None Spec Desig: Heritage
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.25	x 8.07	
2	Living	Main	19.42	x 12.5	
3	Kitchen	Main	11.91	x 10.5	
4	Dining	Main	14.99	x 10.24	
5	Prim Bdrm	2nd	15.16	x 13.85	
6	Family	2nd	16.01	x 11.15	
7	Br	2nd	10.5	x 9.09	
8	2nd Br	3rd	18.18	x 10.76	
9	3rd Br	3rd	12.66	x 10.01	
10	Rec	Lower	13.25	x 12.24	
11	Laundry	Lower	9.58	x 8.99	
12	Utility	Lower	17.85	x 5.09	

Client Remks: Beautifully maintained and extensively improved, this elegant brick residence offers a thoughtfully reimagined interior highlighted by a redesigned second floor featuring a luxurious primary suite and a spacious family room anchored by a gas fireplace. The home showcases a high level of care and quality throughout, with numerous upgrades including updated electrical systems, new hardwood flooring on the main level, a renovated powder room, and enhanced functionality across all living spaces. The well-proportioned principal rooms provide an ideal setting for both everyday living and entertaining, while the seamless layout reflects a considered approach to comfort and design. Ideally situated in the heart of Rosedale, just steps to the Toronto Lawn Tennis Club, upscale shops, fine dining, and the vibrant amenities of Summerhill, this home also offers convenient access to some of the city's top-ranked public and private schools. Outside, professionally landscaped grounds with irrigation, exterior lighting, and a gas line for BBQ create a refined outdoor environment, complemented by a widened front driveway, wide mutual drive, and a rare, fully usable one-car garage at the rear, delivering exceptional convenience in one of Toronto's most prestigious and walkable neighbourhoods.

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



29 Whitehall Rd Toronto Ontario M4W 2C5 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$17,166.90/2025 For: Sale % Dif: 85 Sold Date: 02/23/2026 SPIS: No Last Status: SLD DOM: 49			Sold: \$3,050,000 List: \$3,588,000
Duplex Link: 2-Storey	Fronting On: S Acreage: 47 x 125 Feet Irreg:	Rms: 22 Bedrooms: 7 + 3 Washrooms: 5 1x4xFlat, 1x4x2nd, 1x3x2nd, 1x2x2nd, 1x3xBsmt	
Dir/Cross St: Summerhill Ave & MacLennan Ave Directions: -			

MLS#: C12662814		PIN#: 211180011					
Legal: PCL 48-1 SEC M496; PT LT 48 S/S WHITEHALL RD PL M4							
Kitchens: 3 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, Separate Heating Controls, Separate Hydro Meter		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		Hydro: Phone: Municipal Sewers Included In None Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
Client Remks: Nestled in the heart of Rosedale, 29 Whitehall Rd offers the perfect balance of elegance, comfort, and opportunity. With its timeless charm and thoughtful updates, this beautifully maintained home is ideal for families and investors alike. A legal duplex with an additional non-conforming third unit, the property features three self-contained suites each with private entrances. The renovated basement apartment, upgraded bathrooms, separate heating and hydro meters, and new storm windows add modern convenience and value. A rare opportunity to own a property in Rosedale-Moore Park is one of Torontos most affluent neighbourhoods, served by an outstanding school district.							
Inclusions: All Elfs, All Window Coverings, 3Refrigerators, 3 Stoves, 3 Dishwashers, 3 Washers, 3 Dryers							
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588							



18 Rachael St		Sold: \$3,770,000
Toronto Ontario M4W 1M5		List: \$3,895,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$15,436.16/2025	For: Sale	% Dif: 97
Sold Date: 05/15/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: N	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 117 Feet	Washrooms: 5
	Irreg: Irregular	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower, 1x2xLower
Dir/Cross St: Elm Ave & Sherbourne St N Directions: Just south of Maple Avenue		

MLS#: C13098086

PIN#: 211120110

Legal: PT

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Right Of Way	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	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: Cul De Sac, Family Room,	Retirement:
Apx Sqft: 3000-3500	Fireplace/Stove, Park, School	HST Applicable to Included In
Roof: Cedar	Interior Feat: None	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.17	x 6.43	Glass Doors	Tile Floor	Closet
2	Living	Main	14.07	x 13.58	B/I Bookcase	Fireplace	Large Window
3	Dining	Main	15.09	x 13.75	Hardwood Floor	Recessed Lights	Window
4	Kitchen	Main	17.59	x 8.83	Hardwood Floor	Breakfast Area	W/O To Garden
5	Family	Main	14.01	x 10.07	Hardwood Floor	Combined W/Kitchen	W/O To Garden
6	Prim Bdrm	2nd	16.34	x 16.17	Hardwood Floor	4 Pc Ensuite	W/W Closet
7	2nd Br	2nd	13.58	x 11.52	Hardwood Floor	South View	Closet
8	3rd Br	2nd	11.09	x 10.33	Hardwood Floor	Window	Crown Moulding
9	Family	Lower	20.57	x 12.99	Broadloom	Fireplace	Window
10	Br	Lower	18.77	x 14.76	Broadloom	Closet	3 Pc Ensuite
11	Laundry	Lower	8.17	x 6.5	B/I Shelves		

Client Remks: Set back on a private street in South Rosedale, this beautifully renovated red brick home blends timeless style with modern luxury. Soaring ceilings, oversized south-facing windows. An abundance of natural light creates a warm, sophisticated atmosphere. Main Floor: Living room with big window with city-views, wood burning fireplace and built-ins. Dining room with wide board white oak floors, custom lighting and windows leads directly into the kitchen. Chef's kitchen/family room features marble counters, top-tier appliances, custom cabinetry, leather banquette and floor-to-ceiling doors opening to a landscaped backyard. Powder room with custom wallpaper. Second Floor: Primary suite with four piece ensuite and custom closet, plus two spacious bedrooms with high ceilings and shared bathroom. Lower Level: Family room with fireplace, fourth bedroom with ensuite, additional powder room, and laundry with custom cabinetry. Outdoor & Lifestyle: Professionally landscaped gardens, low-maintenance backyard, private front setback, and private garage. Steps to top schools, Yonge Street shops, restaurants, ravine trails, and The Brickworks. Easy access to Bloor/Yorkville, public transit, and downtown.

Inclusions: See Schedule B

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



42 Rowanwood Ave Toronto Ontario M4W 1Y7 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,335.19/2026 For: Sale % Dif: 89 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$3,550,000 List: \$3,995,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 23.37 x 116.4 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Yonge & Rowanwood Directions: North side of Rowanwood

MLS#: C13124380 **PIN#:** 211190294
Legal: PLAN 433 PT BLK B E

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.75	x 16.01	Gas Fireplace	French Doors	W/O To Deck
2	Dining	Main	12.66	x 10.01	Open Concept	Hardwood Floor	Large Window
3	Kitchen	Main	16.99	x 12.24	Stainless Steel Appl	Marble Counter	W/O To Terrace
4	Prim Bdrm	2nd	13.75	x 13.16	His/Hers Closets	4 Pc Ensuite	Juliette Balcony
5	2nd Br	2nd	13.85	x 8.99	W/W Closet	Closet Organizers	South View
6	3rd Br	2nd	12.17	x 8.99	Hardwood Floor	Closet	Window
7	Rec	Lower	16.24	x 15.75	B/I Shelves	Gas Fireplace	W/O To Yard
8	Br	Lower	11.68	x 8.6	Double Closet	Pot Lights	Above Grade Window

Client Remks: Reimagined by Montana Labelle Design, 42 Rowanwood Ave is a striking contemporary semi in coveted South Rosedale that blends sophisticated modern design with exceptional craftsmanship just steps from Yonge. The open concept main floor flows effortlessly with rich hardwood and generous proportions. At its heart is a chef's kitchen by Catfish Design, anchored by a dramatic 10-foot Statuario marble island with breakfast bar, full marble countertops, integrated Sub-Zero & Miele appliances. Custom double-arched French doors open to an oversized balcony, while the sun-filled living and dining rooms feature a sculptural gas fireplace with cold rolled steel surround and walk-out to a deck with glass railings overlooking the professionally landscaped backyard. Upstairs, a serene primary retreat offers his-and-hers built-in closets, a Juliette balcony and an ensuite that feels like a five-star spa with micro-cement walls, a Blu Stone soaker tub, custom Calacatta Violetta marble vanity and in-floor radiant heat. Two additional bedrooms and a skylit three-piece bath complete the level. The finished lower level is a true entertainer's haven with a gas fireplace, custom marble mantle, built-in shelving and stealth surround sound, opening through wall-to-wall windows to a stone patio and yard. A versatile bedroom/gym, Anne Sacks marble terrazzo bath with radiant heat, mudroom and single-car garage recently renovated by Garage Living round out the home. Ease of living with worry free maintenance as a result of recent upgrades including new roof and chimney (2023), Carrier furnace and A/C (2022/23), custom Chateau windows and doors, plus new driveway, composite deck, metal railings and landscaping. A rare turnkey residence in the heart of the Golden Triangle.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



19 Roxborough St E Toronto Ontario M4W 1V5 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$14,938/2025 For: Sale % Dif: 97 Sold Date: 02/08/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$4,250,000 List: \$4,395,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 25 x 136 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x3rd	Dir/Cross St: Yonge and Crescent Directions: Yonge and Roxborough

MLS#: C12757506 **PIN#:** 211100107
Legal: PT LT 18 PL 84E TORONTO AS IN CT771127; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1895 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Slate Foundation: Brick Assessment: 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: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Privacy, Patio Interior Feat: Auto Garage Door Remote, Atrium	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: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.57	x 8.01	2 Pc Bath	Double Closet	Recessed Lights
2	Living	Main	18.01	x 15.32	Fireplace	Hardwood Floor	Crown Moulding
3	Dining	Main	16.99	x 14.17	Formal Rm	Fireplace	Crown Moulding
4	Kitchen	Main	14.99	x 10.24	Breakfast Area	W/O To Patio	Greenhouse Window
5	Powder Rm	Main	0	0	Pedestal Sink	Slate Flooring	Window
6	Prim Bdrm	2nd	18.34	x 14.99	W/I Closet	Fireplace	Bay Window
7	Bathroom	2nd	0	0	5 Pc Ensuite	Marble Floor	Skylight
8	2nd Br	2nd	14.17	x 14.01	Hardwood Floor	Fireplace	Recessed Lights
9	3rd Br	2nd	12.83	x 12.4	Broadloom	Double Closet	B/I Bookcase
10	Bathroom	2nd	0	0	4 Pc Bath	Ceramic Floor	Window
11	4th Br	3rd	20.57	x 16.83	Broadloom	Double Closet	Large Window
12	5th Br	3rd	14.34	x 13.25	Broadloom	Double Closet	Large Window
13	Bathroom	3rd	0	0	4 Pc Bath	Ceramic Floor	Window
14	Rec	Lower	21.33	x 13.42	Broadloom	Window	Track Lights
15	Laundry	Lower	12.66	x 10.43	Laundry Sink	Window	

Client Remks: Experience the height of refined Rosedale living in this grand Victorian residence. Situated on one of Rosedale's most prominent streets, this 1895-built home presents a handsome facade steeped in history. While its exterior captures the character of a bygone era, the interior underwent a top-tier comprehensive renovation in 1985 to an elegant, splendid, and sophisticated standard that remains entirely relevant today. Spanning 3547 sqft of living space above grade, with an additional 976 square feet on the lower level, the scale of this home is impressive. It sits on a 136-foot-deep lot with coveted south exposure, nestled among the city's most prestigious properties. The tiered back garden provides a sense of seclusion and quietude that belies its central location. It offers a peaceful lifestyle just steps from the vibrant energy of Yonge Street. The layout is designed for both grand entertaining and comfortable daily routines. You'll be very impressed with the layout. Formal living and dining rooms. Oversized eat-in kitchen with a greenhouse breakfast area that walks out to the stone terrace. The private drive leads to an oversized, built-in 384 square foot garage, providing generous space for a vehicle along with ample room for sports equipment and seasonal storage. Outside your door, the best of Rosedale and Summerhill awaits. Savour authentic Italian flavours at Terroni and Bar Centrale, or explore the various upscale boutiques and chic cafes that define this neighbourhood. For those who keep an active lifestyle, three of the city's premier racquet clubs-the Toronto Lawn, York Racquets, and the B & R-are all in close proximity. Families will also appreciate the proximity to stellar private schools and the expansive greenery of Ramsden Park, which includes a popular off-leash dog area. Commuting is effortless with the Rosedale subway station situated around the corner.

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