



129 Alcorn Ave		Sold: \$1,030,000	
Toronto Ontario M4V 1E5		List: \$999,000	
Toronto C02 Yonge-St. Clair Toronto			
Taxes: \$8,136.60/2025		For: Sale	% Dif: 103
Sold Date: 06/16/2026			
SPIS: No	Last Status: SLD	DOM: 14	
Att/Row/Twnhouse		Fronting On: S	Rms: 7
Link:		Acreage:	Bedrooms: 3
2-Storey		16.58 x 78.75 Feet	Washrooms: 2
		Irreg:	1x4xMain, 1x3x2nd
Dir/Cross St: Yonge & Alcorn		Directions: End of Alcorn Ave	

MLS#: C13229972	PIN#: 211930071
Legal: PLAN 195Y PT LOT 36	

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.84	x 9.25	Hardwood Floor	B/I Shelves	O/Looks Dining
2	Dining	Main	9.91	x 9.25	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	8.23	x 6.92	Porcelain Floor	Ceramic Back Splash	Stainless Steel Sink
4	Family	Main	11.15	x 9.84	Broadloom	Window	W/O To Yard
5	Prim Bdrm	2nd	13.58	x 12.83	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	9.51	x 8.76	Broadloom	Double Closet	Window
7	3rd Br	2nd	12.4	x 8.76	Broadloom	Double Closet	Window

Client Remks: Welcome to 129 Alcorn Avenue, a captivating circa 1909 residence nestled on one of Summerhill's most treasured streets. Behind its timeless facade lies an abundance of warmth, character, and craftsmanship that simply cannot be replicated. Rich with original details and over a century of history, this charming home offers a rare opportunity to own a property in prime Summerhill, one of Toronto's most sought-after neighbourhoods. With three bedrooms and two bathrooms, the home features a comfortable and well-proportioned layout that is both inviting and functional. Whether you're a young family looking to establish roots, a professional seeking an exceptional urban lifestyle, or an investor drawn to the enduring appeal of a classic Toronto home, 129 Alcorn delivers the perfect blend of history, charm, and location. Offered at \$999,000, 129 Alcorn represents a genuine entry point into one of the city's most coveted neighbourhoods. Opportunities on a street like this are few and far. Enjoy all that Summerhill has to offer, including beautiful parks, ravines, top-ranked public and private schools, boutique shopping, acclaimed restaurants, and vibrant neighbourhood amenities. Commuters will appreciate the exceptional convenience of nearby TTC access, just a five-minute walk away, providing a direct connection to Toronto's Financial District in approximately 15 minutes. A rare opportunity to enjoy the character of a century home with the convenience of premier city living.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE Ph: 416-888-7007



44 Birch Ave Toronto Ontario M4V 1C8 Toronto C02 Yonge-St. Clair Toronto Taxes: \$8,558.89/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,300,000 List: \$1,300,000 For: Sale % Dif: 100
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 13.78 x 137.15 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Yonge & Summerhill Directions: Just West of Yonge St

MLS#: C13214026 **PIN#:** 211930145
Legal: PL LT 10 PL 308 YORKVILLE AS IN CA437471; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Brick, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Cedar Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Water Heater, Water Softener	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Accessibility: None Feat: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage Survey Type: Boundary Only Spec Desig: Unknown
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Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	9.38	x 15.55	W/O To Deck	Window
2	Dining	Main	12.07	x 12.14	Combined W/Living	Window
3	Living	Main	14.44	x 15.16	Combined W/Dining	Fireplace Window
4	Prim Bdrm	2nd	14.53	x 12.57	Window	Closet
5	2nd Br	2nd	9.38	x 8.66	Window	
6	3rd Br	2nd	9.55	x 14.76	Window	
7	Other	Bsmt	0	0		

Client Remks: On the North side of one of Summerhill's quietest streets lies your next home. This charming, vintage Toronto hearth sits in the nexus of the Summerhill District, a stroll from the subway, cafes, premier Yonge Street boutiques and restaurants, the coveted Cottingham Junior Public School, the York School, the Toronto Lawn Tennis Club, The Flagship LCBO, and Lionel Conacher Park. Enter a combined Living room and Dining room to a cozy rear kitchen and a sheltered back deck overlooking a deep sun-filled yard full of perennials and a hidden gardening shed. On either side, 3rd storey neighbour additions shield the deck and offer possibilities for your creative ambition. Storage is encouraged by a rare full basement. Permit parking is available to Birch Avenue residents through the City of Toronto. You will love this community. Come! Discover your new home.

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher and freezer.

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



75 Dupont St Toronto Ontario M5R 1V3 Toronto C02 Annex Toronto Taxes: \$7,857.26/2026 Sold Date: 07/05/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$1,450,000 List: \$1,495,000 For: Sale % Dif: 97
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 16.33 x 103 Feet Irreg:	Rms: 8 + 1 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4x3rd	Dir/Cross St: Dupont & Avenue Directions: South Side of Dupont

MLS#: C13417168 **PIN#:** 212170070
Legal: PLAN M323 PT LOT 3 PLAN E399 LOT 3A PT

Kitchens: 2 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 8.66	Hardwood Floor	Fireplace	Open Concept
2	Kitchen	Main	15.98	x 10.76	Open Concept	Stainless Steel Appl	Breakfast Bar
3	Br	Main	9.61	x 8.3	Hardwood Floor	Window	
4	Living	2nd	18.57	x 13.62	Hardwood Floor	Fireplace	Bay Window
5	Dining	2nd	11.65	x 11.06	O/Looks Living	Hardwood Floor	
6	Kitchen	2nd	9.38	x 9.32	Stainless Steel Appl	Quartz Counter	Ceramic Back Splash
7	Prim Bdrm	3rd	14.34	x 10.89	Hardwood Floor	W/W Closet	Window
8	Den	3rd	13.91	x 13.58	Hardwood Floor	Ceiling Fan	W/O To Terrace
9	Rec	Lower	13.62	x 6.92			
10	Laundry	Lower	14.7	x 8.69	Laminate	B/I Shelves	Pot Lights

Client Remks: Prime semi where Summerhill meets the Annex at centre ice! Look no further than this incredible entry-level home offering exceptional flexibility in one of Toronto's most coveted neighbourhoods. Currently configured as 2 self-contained suites, this gorgeous red-brick house blends warmth, function and income potential with exposed brick walls, wood-burning fireplaces, generous ceiling heights, wide-plank oak flooring, updated kitchens and inviting principal rooms. The second floor is an open-concept, NY loft-like living space w/ a wall of exposed red brick, offering a bright, renovated kitchen with quartz counters, stainless steel appliances, subway tile backsplash and custom cabinetry. The space is completed with a spacious dining area and a generously sized living room with a bay window and fireplace. The third floor features a private primary retreat, den area, stylish 4-piece bath and walkout to a rooftop deck surrounded by mature trees. The main floor suite has its own charm, with exposed brick, a cozy fireplace, updated kitchen, 4-piece bath, bedroom with walkout to a rear deck and access to a partially finished basement with in-suite laundry, storage and recreation space. Enjoy 2-car rear laneway parking, multiple outdoor spaces, and the perfect covered front porch for summer nights in midtown Toronto. Steps to Yorkville, The Annex, Summerhill, Ramsden Park, Dupont Station, George Brown, shops, cafes and restaurants. 75 Dupont Street offers rare flexibility without compromise, surrounded by everyday conveniences, excellent walkability and seamless transit access in every direction.

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



3 Tacoma Ave		Sold: \$1,645,000
Toronto Ontario M4T 2B1		List: \$1,799,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$7,601.19/2025	For: Sale	% Dif: 91
Sold Date: 05/03/2026		
SPIS: No	Last Status: SLD	DOM: 19
Att/Row/Twnhouse	Fronting On: E	Rms: 9
Link:	Acreage:	Bedrooms: 3
2-Storey	17 x 71 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Yonge St & Shaftesbury Ave Directions: Yonge St & Shaftesbury Ave		

MLS#: C12995650 **PIN#:** 211200311
Legal: PT LT 28 PL 277 TORONTO AS IN CA588415; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Cul De Sac, Electric Car	Retirement:
Apx Sqft: 1100-1500	Charger, Family Room, Fenced Yard,	HST Applicable to Included In
Roof: Shingles	Fireplace/Stove, Library, Park	Sale Price:
Foundation: Unknown	Exterior Feat: Deck, Landscaped,	Farm/Agr:
Assessment: POTL:	Lighting, Patio, Porch	Oth Struct:
POTL Mo Fee:	Interior Feat: None	Fence - Full, Garden Shed, Shed, Storage
Laundry lev: Lower	Security Feat: Carbon Monoxide	Survey Type: Available
	Detectors, Smoke Detector	Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 13.62	Hardwood Floor	Window	O/Looks Dining
2	Kitchen	Main	10.99	x 14.04	W/O To Garden	O/Looks Garden	Combined W/Family
3	Dining	Main	9.74	x 11.38	West View	Hardwood Floor	Crown Moulding
4	Family	Main	10.99	x 14.04	Window Flr to Ceil	Electric Fireplace	W/O To Garden
5	Prim Bdrm	2nd	14.17	x 10.99	West View	B/I Closet	Hardwood Floor
6	Bathroom	2nd	5.68	x 0.39	Window	Tile Floor	4 Pc Bath
7	2nd Br	2nd	8.83	x 12.2	Hardwood Floor	Skylight	B/I Closet
8	3rd Br	2nd	9.88	x 9.09	East View	O/Looks Garden	B/I Closet
9	Rec	Lower	11.75	x 14.5	Window	3 Pc Bath	Closet
10	Laundry	Lower	10.89	x 7.74			

Client Remks: Summerhill coveted end-of-row townhome on a quiet cul-de-sac, featuring a very highly desirable facade. Extensively renovated while maintaining the home's original character. This home is located in the sought-after Cottingham Jr. PS district. Some wonderful features include custom millwork in all three bedrooms and KitchenAid stainless steel appliances in the kitchen. Enjoy the covered front porch, perfect for reading or morning coffee. The main floor extension offers a cozy family room or possible breakfast area off the kitchen, complete with an electric fireplace, floor-to-ceiling sliding glass doors, and windows that look out onto a backyard with stunning exposed brick feature wall. Spacious dining room, ideal for entertaining and hosting holidays. The second bedroom features a skylight and a large double closet. Functional laundry room with new Bosch washer and dryer (2025). Situated on an incredibly bright, west-facing lot. The fully landscaped, low-maintenance front and backyard feature decking, built-in planters, and stylish steel accent beams. Enjoy the benefits of end-of-row living with the feel of a semi-detached home, complete with unobstructed south and west light and direct backyard access. Thoughtfully designed exterior side storage accommodates garbage and recycling bins, bikes, and equipment, complemented by a backyard shed offering additional storage, with a Tesla EV charger conveniently installed at the rear. Just a 3-minute walk to Summerhill Subway Station and the area's shops and amenities, including Scrivener Square (flagship LCBO), Terroni, The Toronto Lawn Tennis Club, B&R, and the York Racquet Club. Steps to the Rosedale Ravine system with scenic walking and hiking trails, and just minutes to David Balfour Park. A stylish and functional opportunity to own in one of Toronto's most desirable neighbourhoods of Rosedale / Summerhill.

Inclusions: Inclusions: See Schedule C. *** List of Improvements: KitchenAid stainless steel fridge (2022), KitchenAid stainless steel dishwasher (2022), KitchenAid stainless steel gas range (2022), New custom built ins (all three rooms upstairs 2021-2022), Improved kitchen built ins (2022), New runner and handrail in stairs/Installed Tesla charger, Bosch washing machine and dryer (2025), Rebuilt porch steps and woodwork on porch (2025), Re shingled porch roof (2025), Added Rogers and Bell fiber internet connections, Painted entire interior (2021), New hardwood floors upstairs (2021) ***

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



9 Gange Ave		Sold: \$1,751,000
Toronto Ontario M4V 2B4		List: \$1,889,000
Toronto C02 Yonge-St. Clair Toronto		
Taxes: \$9,388/2025	For: Sale	% Dif: 93
Sold Date: 03/18/2026		
SPIS: No	Last Status: SLD	DOM: 42
Semi-Detached	Fronting On: N	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
3-Storey	16 x 63.08 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4x3rd, 1x2xLower
Dir/Cross St: Yonge & Birch Directions: Yonge & Birch		

MLS#: C12758154 **PIN#:** 211930016
Legal: PT LOT'S 8 & 9 PL A390-Y, PT'S 47, 48, 59 PL 66R-18877, CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished	Drive: Private	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: 16-30	Prop Feat: Hospital, Park, Place Of	Retirement:
Apx Sqft: 1500-2000	Worship, Public Transit, School	HST Applicable to Included In
Roof: Flat	Interior Feat: None	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	32.25	x 13.58	Gas Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	32.25	x 13.58	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Main	32.25	x 13.58	Centre Island	Granite Counter	W/O To Yard
4	2nd Br	2nd	10.89	x 13.62	Hardwood Floor	Closet	O/Looks Frontyard
5	3rd Br	2nd	13.62	x 8.53	Hardwood Floor	Closet	O/Looks Backyard
6	Prim Bdrm	3rd	13.62	x 20.24	4 Pc Ensuite	W/I Closet	W/O To Balcony
7	Rec	Bsmt	9.61	x 10.96	Heated Floor	Marble Floor	

Client Remks: In the Heart of Summerhill, a Refined Urban Sanctuary Awaits at 9 Gange Avenue. Set on a quiet, dead-end street rarely found in the city, this beautifully updated semi-detached residence offers privacy, calm, and effortless sophistication within one of Toronto's most coveted neighbourhoods. Known locally as the intimate enclave of Cottingham Place, this home delivers a rare blend of tranquility and walkable city living. The sun-filled main level features soaring 10 foot ceilings, rich hardwood floors, and natural light from the expansive windows. A warm and welcoming living area is anchored by a gas fireplace and flows seamlessly into the dining space, with a walkout to a secluded, low-maintenance garden-ideal for entertaining or quiet evenings outdoors. A gas line for a BBQ adds to the ease of outdoor living. The contemporary kitchen is thoughtfully designed with a generous centre island and breakfast bar, perfect for everyday living and hosting alike. The second floor offers two well-proportioned bedrooms, including a bright and versatile space ideal for a home office, enhanced by elegant bow windows. The entire third level is dedicated to a serene primary retreat, complete with a private balcony tucked among mature trees, open southern skyline views, a spa-inspired ensuite, and a spacious walk-in closet. The finished lower level adds valuable living space with a comfortable recreation room featuring heated floors, an additional bathroom, and direct access to the built-in garage with extra storage. Two full parking spaces-an exceptional find for the area-round out the home's practical appeal. Perfectly positioned steps from top schools, transit, green space, and the vibrant shops and restaurants along Yonge Street, this is a rare opportunity to own a quiet, turnkey residence in one of the city's most desirable pockets.

Inclusions: Fisher and Paykel Fridge and Freezer, Miele Dishwasher, GE gas range, Fisher and Paykel microwave and hood, Washer and dryer, all light fixtures, all window coverings, AC + furnace equipment, TV + mount in basment, Eco Bee Smart Thermostat + 3 Google Nest, Google door bell

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



31 Birch Ave Toronto Ontario M4V 1E1 Toronto C02 Yonge-St. Clair Toronto Taxes: \$8,491.02/2026 Sold Date: 06/27/2026 SPIS: No Last Status: SLD DOM: 54			Sold: \$1,800,000 List: \$1,895,000 For: Sale % Dif: 95
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 16.67 x 85.5 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Yonge/Summerhill Directions: South of Yonge & St Clair

MLS#: C13080210 **PIN#:** 211930198
Legal: Plan 390Y, Pt. Lot 9

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Other Roof: Asphalt Rolled Foundation: Concrete Block Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit Interior Feat: Water Heater, 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: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.49	x 4.33	Closet	Tile Floor	Glass Doors
2	Dining	Main	11.84	x 11.52	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Main	13.25	x 12.4	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Living	Main	18.5	x 9.74	Hardwood Floor	Gas Fireplace	Walk-Out
5	Prim Bdrm	2nd	15.85	x 12.6	Hardwood Floor	Window	Closet
6	2nd Br	2nd	16.08	x 9.84	Hardwood Floor	Closet	Picture Window
7	Bathroom	2nd	0	0	Hardwood Floor	Closet	Picture Window
8	Utility	Lower	15.85	x 13.42	Unfinished		

Client Remks: Charming, fully renovated home in the heart of Summerhill. This beautifully updated property combines classic charm with modern comfort. Step through the front door into an inviting open-concept layout designed for effortless living. The bright foyer features contemporary tile flooring and a double closet, leading seamlessly into the spacious dining area - perfect for entertaining - accented by a lovely bay window that fills the space with natural light. The dining area opens to a stunning kitchen with stainless steel appliances, custom cabinetry, an island, and a walkout to a private deck. The kitchen flows directly into the cozy living room with a gas fireplace and access to a large, professionally landscaped backyard featuring a generous deck and low-maintenance gardens. A stylish powder room completes the main floor. Upstairs, the large primary bedroom offers new hardwood floors, double closets, and charming views of the streetscape. The second bedroom is similarly finished with new hardwood floors, a full closet, and tranquil backyard views. The renovated four-piece bath features a glass shower, a deep soaker tub, and heated floors. Conveniently, the washer and dryer are also located on the second level. The unfinished basement provides excellent storage potential. Permit parking is available exclusively to residents of Birch Avenue. Ideally located within walking distance of Yonge Street's boutique shops and restaurants. In-district for Cottingham Junior Public School and close to The York School, Branksome Hall, and Trust Child Care Centre.

Inclusions: See Schedule B

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



198 Macpherson Ave Toronto Ontario M5R 1W8 Toronto C02 Annex Toronto Taxes: \$9,170/2025 Sold Date: 05/31/2026 SPIS: No Last Status: SLD DOM: 47			Sold: \$1,835,000 List: \$1,995,000 For: Sale % Dif: 92
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 16.33 x 115.05 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 3 1x2, 1x4, 1x3	Dir/Cross St: Avenue Rd/Davenport Directions: East of Avenue Rd

MLS#: C12994988 **PIN#:** 211930290
Legal: PT LT 5-6 PL 624 CITY EAST AS IN CT904061; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: Storage, Steam Room	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	Living	Main	17.75	x 9.84	B/I Shelves	Hardwood Floor	Pot Lights
2	Dining	Main	10.33	x 9.84	Hardwood Floor	Pot Lights	Crown Moulding
3	Kitchen	Main	11.68	x 10.76	Stainless Steel Appl	Breakfast Area	W/O To Yard
4	Prim Bdrm	2nd	15.85	x 10.6	3 Pc Ensuite	Large Closet	Hardwood Floor
5	2nd Br	2nd	10.76	x 9.68	Closet	Hardwood Floor	Window
6	3rd Br	2nd	11.68	x 7.51	Hardwood Floor	Window	Wood Trim
7	Family	3rd	18.57	x 8.01	W/O To Balcony	Hardwood Floor	Fireplace
8	Laundry	Lower	15.49	x 14.57	Laundry Sink	Above Grade Window	Concrete Floor

Client Remks: A Standout Residence In Coveted Summerhill. Beautifully Updated 4-Bedroom Victorian Home Showcasing Tasteful Contemporary Design & Exceptional Craftsmanship. 3 Levels Of Stylish Family Living & Entertaining. Main Level Presents Expanded Layout & Spacious Principal Rooms W/ Original Crown Moulding & Millwork. Large Windows W/ Custom Drapery Throughout. Living Room W/ New Built-In Cabinets & Stained Glass Window, Combined W/ Dining In Seamless Open Flow. Eat-In Kitchen W/ Premium Appliances, Custom Cabinets, Quartz Countertops, Servery, Breakfast Area, Skylight Ceilings, Full-Wall Windows & Walk-Out To Backyard. Second Floor Features 2 Bedrooms, Modern 4-Piece Bathroom & Primary Suite W/ Floor-to-Ceiling Custom Closets & Sleek New Ensuite W/ Steam Shower. Third Floor Opens To Expansive, Sun-Filled Entertainment Room Or 2nd Primary Suite W/ Stunning Walk-Out Terrace, A/C Unit, Fireplace & Generous Scale For A Sitting Area, Fitness Center, Or Home Office. Basement W/ Laundry & Abundant Storage Space. Highly Sought-After Backyard Retreat W/ Spacious Barbecue-Ready Deck, Unobstructed Sunlight, New Privacy Fencing, Mature Trees, Gardens & Gate To Private Parking. Head-Turning Exterior Charm W/ Victorian-Style Veranda, Elegant Spindework, Lush Greenery & Tree Cover. Exceptional Location In Torontos Most Desirable Pocket, Steps To Summerhill Village, Yorkville, Premier Restaurants, High-End Shops, TTC Subway & Ramsden Park. Minutes To Branksome Hall, Bishop Strachan, UCC & Top-Rated Public Schools. A Rare Find That Exceeds Expectations.

Inclusions: Exterior Security Cameras, Doorbell Camera, Home Alarm System, 1 Furnace, 2 A/C, Steamcore Spa Shower, Lutron Smart Lighting, New LG F/F, KitchenAid Range, Oven & D/W, New Fences, Central Vac, New GE Washing Machine, LG Dryer.

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-223-1818



116 Roxborough St W Toronto Ontario M5R 1V1 Toronto C02 Annex Toronto Taxes: \$13,136.20/2025 Sold Date: 04/08/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$2,512,000 List: \$1,999,000 For: Sale % Dif: 126
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 21.08 x 149 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Yonge & Roxborough St W Directions: Located between Yonge & Avenue

MLS#: C12940508 **PIN#:** 211940228
Legal: PLAN E166 PT LOT 15

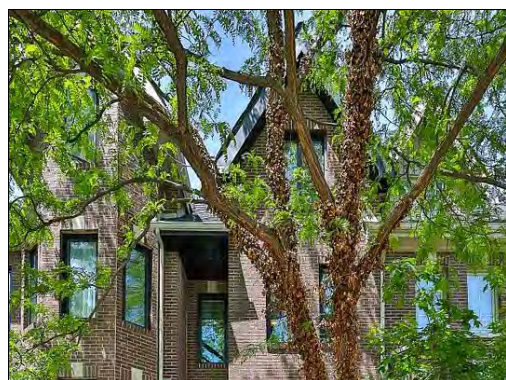
Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal 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	11.32	x 9.15	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	11.32	x 9.15	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	14.76	x 10.5	Granite Counter	Eat-In Kitchen	W/O To Yard
4	Prim Bdrm	2nd	16.5	x 12.01	Hardwood Floor	W/I Closet	5 Pc Ensuite
5	2nd Br	2nd	12.07	x 8.66	Hardwood Floor	Closet	O/Looks Garden
6	3rd Br	3rd	16.83	x 9.09	Hardwood Floor	Closet	Skylight
7	4th Br	3rd	16.67	x 12.07	Hardwood Floor	Closet	W/O To Deck

Client Remks: Move right in or imagine and create your dream home on one of Summerhill's most sought-after streets. Offering over 2,800 sq ft of living space, this deceptively spacious residence showcases soaring ceilings and generously proportioned principal rooms throughout. Bring your vision and personal style to transform this home into something truly special, it has incredible potential. The welcoming front living room, anchored by a wood-burning fireplace, is ideal for cozy evenings and flows seamlessly into the dining room, creating an inviting space for entertaining. The rear kitchen overlooks the garden and offers ample space with bar seating and room for a breakfast table. A convenient mudroom landing provides a walk-out to the sun-filled garden or continues down the back stairs to the lower level. The second floor hosts a true primary retreat, complete with a private balcony, oversized walk-in closet, and a spacious ensuite. A second bedroom overlooking the garden and a 4-piece bathroom complete this level. On the third floor, you'll find two additional generously sized bedrooms, including one with double doors opening to a large private deck, ideal for relaxing or entertaining. The partially finished basement includes a recreation room with kitchenette, a 3-piece bathroom, and an oversized utility room with abundant storage, offering excellent potential for further customization. With parking for two vehicles, one could easily build a garage or a laneway house. This property provides exceptional versatility. Located just steps to Rosedale subway station, Yonge Street shops, cafes, parks, Yorkville, and top-rated schools, this is a rare opportunity to own in one of Toronto's most desirable neighbourhoods.

Inclusions: See Schedule B

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



60 Alcorn Ave Toronto Ontario M4V 1E4 Toronto C02 Yonge-St. Clair Toronto Taxes: \$9,901.16/2025 Sold Date: 06/27/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,975,000 List: \$1,999,995 For: Sale % Dif: 99
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 14 x 76.73 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x5x2nd, 1x4x3rd, 1x2xMain, 1x2xLower	Dir/Cross St: YONGE & ALCORN AVE Directions: YONGE & ALCORN AVE

MLS#: C13482812 **PIN#:** 211920073
Legal: PT LT 57-58 PL 195 TORONTO PT 5, 63R2554; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum	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	12.8	x 12.47	Cathedral Ceiling	Gas Fireplace	W/O To Terrace
2	Dining	Main	13.68	x 12.27	Hardwood Floor	Combined W/Living	Wainscoting
3	Kitchen	Main	12.47	x 8.92	Hardwood Floor	Eat-In Kitchen	Stone Counter
4	Prim Bdrm	2nd	12.96	x 12.47	Hardwood Floor	5 Pc Ensuite	Large Closet
5	2nd Br	3rd	12.86	x 10.2	Broadloom	W/O To Sundeck	Double Closet
6	3rd Br	3rd	12.96	x 12.86	Broadloom	Large Window	
7	Br	Lower	9.25	x 8.5	Broadloom	2 Pc Bath	

Client Remks: A light filled residence in the heart of Summerhill, this townhome offers sophisticated urban living across three thoughtfully appointed levels. The main floor impresses immediately with soaring 17-foot cathedral ceilings in the living room and a seamless walk-out to a private deck, creating an easy flow between indoor and outdoor living. The eat-in kitchen is appointed with stone countertops and Miele appliances, balancing everyday functionality with high-end finishes. Custom details include wainscoting throughout the main and 2nd floor. The second-floor primary suite is a true retreat, complete with a beautifully appointed five-piece ensuite. Extensive custom built-ins throughout add both character and practicality. The third-floor offers two additional bedrooms, a 4 piece bathroom with cathedral ceilings and a deck offers a quiet elevated escape above the city. Outdoor features include maintenance free living with a garage and driveway. A rare opportunity to own a one-of-a-kind home in one of Toronto's most coveted neighbourhoods.

Inclusions: All electric light fixtures, all window coverings, appliances and built-ins.

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



2c Tacoma Ave Toronto Ontario M4T 2B2 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$12,067.85/2025 For: Sale % Dif: 92 Sold Date: 06/29/2026 SPIS: No Last Status: SLD DOM: 13		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 20.67 x 71.23 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3xLower, 1x4x2nd
Dir/Cross St: YONGE & SHAFTESBURY Directions: YONGE & SHAFTESBURY		

MLS#: C13452494 **PIN#:** 211200325
Legal: PT LT 28 PL 277 TORONTO PT 1 & 8, 64R16952; S/T & T/W CA760983; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Bar Fridge, Central Vacuum, On Demand Water Heater, 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tucked away on one of Summerhill's quietest streets, 2C Tacoma Avenue is a spacious end-of-row residence in the coveted Cottingham School District. Thoughtfully designed with soaring 10-foot ceilings on the main level, this 3-bedroom, 3-bathroom home features a sun-filled west-facing terrace, and an attached 2 car garage. Expansive principal rooms offer an exceptional sense of scale and natural light, creating an ideal setting for both everyday living and entertaining. Perfectly positioned just moments from Summerhill's boutiques, cafes, parks, and transit, this is a rare opportunity to enjoy refined urban living in one of Toronto's most sought-after neighbourhoods. Inclusions: All existing appliances, light fixtures (except for those excluded), window coverings, built-ins, patio furniture, BBQ Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



102 Shaftesbury Ave Toronto Ontario M4T 1A5 Toronto C09 Rosedale-Moore Park Toronto			Sold: \$2,100,000 List: \$2,199,000
Taxes: \$8,679.55/2025	For: Sale	% Dif: 95	
Sold Date: 04/21/2026			
SPIS: No	Last Status: SLD	DOM: 53	
Semi-Detached	Fronting On: N	Rms: 9	
Link:	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	19.68 x 99.82 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Yonge Street / Summerhill Avenue			
Directions: Yonge Street / Summerhill Avenue			

MLS#: C12828530 **PIN#:** 211200375
Legal: PT LT 18-19 PL 636 NORTH WEST ANNEX AS IN CT292547

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance 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 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Solarium	Main	5.48	x 4.33	Tile Floor	French Doors	Wainscoting
2	Living	Main	16.77	x 16.21	Hardwood Floor	Fireplace	Recessed Lights
3	Dining	Main	13.42	x 10.83	Hardwood Floor	Closet	2 Pc Bath
4	Kitchen	Main	14.3	x 11.15	Quartz Counter	Pantry	W/O To Garden
5	Prim Bdrm	2nd	14.04	x 10.96	Hardwood Floor	W/W Closet	Recessed Lights
6	2nd Br	2nd	14.57	x 10.27	Hardwood Floor	W/W Closet	Recessed Lights
7	3rd Br	2nd	11.29	x 8.46	Hardwood Floor	Recessed Lights	O/Looks Garden
8	Loft	3rd	27.85	x 16.24	Broadloom	Skylight	
9	Rec	Lower	17.81	x 12.07	Broadloom	Walk-Up	Recessed Lights
10	Mudroom	Lower	13.12	x 8.6	Tile Floor	W/W Closet	Walk-Out
11	Laundry	Lower	9.97	x 8.01	Tile Floor	Window	Recessed Lights

Client Remks: Stylishly renovated with designer finishes throughout and meticulous attention to detail, this stunning Summerhill home is completely turnkey! Beautiful solarium entrance enters into the bright and airy main floor which offers an open concept living and dining room with a wood burning fireplace, hardwood floors, and custom walnut built-ins. Also featured on the main floor is a powder room. The kitchen offers a wall-to-wall pantry and a built-in banquette/breakfast area, and walks out to the garden. Three spacious bedrooms and a beautifully appointed washroom are offered on the second floor. The third floor finished loft can be used as an office, playroom, or a potential for a future third storey. The lower level offers two walkouts from the front and rear of the property. The front enters into a fantastic mudroom with lockers, and the other walks out from the recreation room to the garden above. A laundry room, ample storage, and another four piece washroom are offered on this level. Professionally landscaped; courtyard garden out the front, and deep private garden at the back. The garden shed at rear of property is in fact a sauna, it just needs the power run to it. Renovations include; custom built-ins throughout, custom millwork, engineered hardwood floors, high-end Thermador appliances, custom drapery and light fixtures, new interior doors, new brass hardware & fixtures, exterior stucco siding, all new windows, updated electrical and HVAC (see feature sheet for full list). Truly a gem! Steps to shops and restaurants on Yonge Street. Toronto ravine system at your doorstep, and Deer Park JR/SR PS within walking distance.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



3 Ottawa St Toronto Ontario M4T 2B5 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$9,999/2025 For: Sale % Dif: 94 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 29		
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 18 x 85 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xGround
Dir/Cross St: Yonge/Summerhill Directions: South on Yonge Street, East on Summerhill Avenue, South on Ottawa Street		

MLS#: C13154144 **PIN#:** 211200364
Legal: PT LT 15-16 PL 813 City East as in CT567830: 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: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	5.15	x 4.82	Tile Floor	Stained Glass	Formal Rm
2	Living	Ground	19.42	x 12.07	Hardwood Floor	Fireplace	Combined W/Dining
3	Dining	Ground	13.48	x 12.07	Large Window	Hardwood Floor	Combined W/Living
4	Kitchen	Ground	10.6	x 9.32	Hardwood Floor	Pantry	Stainless Steel Appl
5	Breakfast	Ground	8.99	x 5.91	Hardwood Floor	Skylight	W/O To Yard
6	2nd Br	2nd	17.75	x 15.09	Hardwood Floor	B/I Closet	West View
7	3rd Br	2nd	10.17	x 9.51	Hardwood Floor	O/Looks Backyard	
8	Laundry	2nd	5.74	x 5.41			
9	Prim Bdrm	3rd	21.92	x 12.6	Hardwood Floor	West View	
10	Rec	Bsmt	31.99	x 8.23	B/I Closet		

Client Remks: Nestled covertly behind Summerhill's most magnificent cherry blossom, 3 Ottawa Street sits stylishly among the mews. Casting an easy-going demeanor with warm sophistication, this home integrates period finishes with modern updates. Offering 3 bedrooms and 2 bathrooms on four floors, this home is both spacious and versatile, yet radiates comfort and ease. Summoning its Victorian roots, the home opens to a charming foyer replete with decorative glass and flows into a beautifully lit living area with high ceilings and refinished hardwood floors. Towards the rear, a 2-piece powder room sits adjacent to a walk-through pantry into the bright, airy kitchen with a separate breakfast area and walk-out to the rear yard - a charming and quiet space among tall trees and green gardens. The second floor has two full bedrooms, laundry and an elegant 4-piece washroom, and the bright, warm third-floor is an ideal oversized primary suite. The finished basement offers flexibility as a recreation space for kids or a separate family room. Settled in the heart of Toronto's most family-friendly and desirable neighbourhoods, Ottawa Street is a quiet, one-way street that exudes charm and character. Within walking distance to the best retail, restaurants, parks, schools and transit, 3 Ottawa Street is a sensational opportunity to immerse yourself in the best Toronto has to offer.

Inclusions: All appliances, All window coverings, All ELF's except sconces in 2nd floor washroom
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



131 Alcorn Ave Toronto Ontario M4V 1E5 Toronto C02 Yonge-St. Clair Toronto		Sold: \$2,128,000 List: \$2,268,000
Taxes: \$10,576/2025 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 24	For: Sale % Dif: 94	
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.67 x 78.75 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 2x4x2nd, 1x4xLower
Dir/Cross St: Yonge And Alcorn Directions: Yonge & Alcorn		

MLS#: C12917754 **PIN#:** 211930070

Legal: Pt Lt 36 Pl 195 Toronto As In Ca689634

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove 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	Family	Main	8.86	x 13.45	Hardwood Floor	O/Looks Frontyard	
2	Dining	Main	17.06	x 13.45	Hardwood Floor	Wall Sconce Lighting	Combined W/Family
3	Kitchen	Main	11.48	x 13.45	Hardwood Floor	Centre Island	Marble Counter
4	Prim Bdrm	2nd	10.83	x 13.45	Hardwood Floor	Vaulted Ceiling	4 Pc Ensuite
5	2nd Br	2nd	8.53	x 7.87	Hardwood Floor	Window	
6	3rd Br	2nd	11.81	x 7.87	Hardwood Floor	B/I Closet	O/Looks Backyard
7	Br	Lower	10.17	x 8.86	Large Closet	Heated Floor	
8	Rec	Lower	14.76	x 12.8	Heated Floor	Large Closet	4 Pc Bath

Client Remks: Fully renovated by Urban Blueprint and Homekin, this exceptional semi-detached home is located within the highly sought-after Cottingham School district. Offering 3 bedrooms and 3 bathrooms, the home showcases refined design and premium finishes throughout. The designer kitchen features top-of-the-line appliances, including a Wolf range, custom cabinetry, a porcelain-clad hood fan, brass hardware, Caesarstone countertops, a marble backsplash, and a floor-to-ceiling built-in pantry. The adjoining dining area is enhanced by a custom upholstered banquette with integrated storage-perfect for both everyday living and entertaining. The spacious primary suite offers a vaulted ceiling and a beautifully appointed 4-piece ensuite. The fully underpinned lower level provides additional living space with heated floors, a spa-inspired steam shower, and ambient mood lighting. Additional luxury finishes include white oak hardwood flooring from Stone Tile, Aerin Lauder designer light fixtures, and elegant marble and Thassos tilework in the bathrooms. A turnkey opportunity in a premier neighbourhood, combining thoughtful design with high-end craftsmanship. Open House April 11/12- Saturday & Sunday, 2-4 PM. Home inspection available upon request.

Inclusions: All appliances, light fixtures and window coverings.

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



52 Shaftesbury Ave			Sold: \$2,345,000
Toronto Ontario M4T 1A2			List: \$2,295,000
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$10,836.24/2025		For: Sale	% Dif: 102
Sold Date: 03/06/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Att/Row/Twnhouse		Fronting On: N	Rms: 9 + 2
Link:		Acreage:	Bedrooms: 3 + 1
3-Storey		20.33 x 71.33 Feet	Washrooms: 4
	Irreg:		1x2xGround, 1x4x2nd, 1x5x3rd, 1x3xBsmt
Dir/Cross St: Yonge & Summerhill Directions: Yonge & Summerhill			

MLS#: C12839660 **PIN#:** 211200325
Legal: PT LT 28 PL 277 TORONTO PT 7, 64R16952; T/W CA734638; CITY OF TORONTO

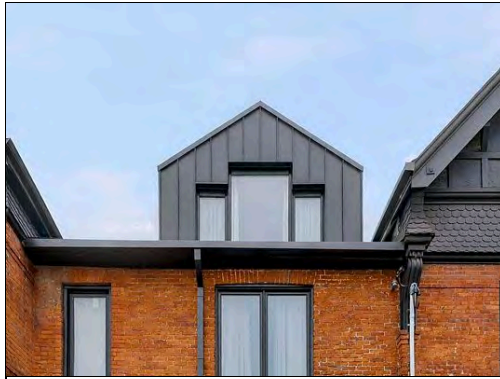
Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2000 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Concrete Gar/Gar Spcs: Built-In / 1 Driveway: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Ravine, School Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Bar Fridge, Central Vacuum, Separate Heating Controls, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas, Internet, Security System HST Applicable to: Not Subject to HST 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	13.68	x 13.75	Hardwood Floor	Gas Fireplace	B/I Bookcase
2	Dining	Main	8.5	x 12.99	Combined W/Living	Hardwood Floor	B/I Bookcase
3	Kitchen	Main	15.75	x 10.24	Stone Counter	Stainless Steel Appl	Breakfast Bar
4	Breakfast	Main	10.01	x 8.01	Combined W/Kitchen	Hardwood Floor	Open Concept
5	2nd Br	2nd	10.07	x 12.99	4 Pc Bath	W/O To Terrace	Hardwood Floor
6	Library	2nd	10.5	x 13.75	B/I Bookcase	W/O To Terrace	Hardwood Floor
7	Prim Bdrm	3rd	15.09	x 16.5	5 Pc Ensuite	Double Closet	Hardwood Floor
8	Rec	Lower	21.75	x 12.99	Wet Bar	Pot Lights	B/I Bookcase
9	3rd Br	Lower	12.5	x 12.99	3 Pc Bath	Pot Lights	Broadloom

Client Remks: Experience the perfect blend of historic charm and modern luxury in this exceptional Summerhill residence. Spanning four finished levels, this thoughtfully designed home offers a refined lifestyle for the modern professional. From the open concept main floor to the private third-floor primary retreat, every space is optimized for comfort, function, and flow. Soaring ceilings throughout main floor create an airy ambiance, complemented by elegant crown mouldings, custom millwork, and rich dark-stained oak hardwood flooring that adds warmth and cohesion. Natural light fills the home, highlighting its beautiful textures and architectural detail. Three fireplaces-featured in the formal living room, 2nd floor family room or office & the lower level-serve as focal points for cozy evenings and elevated entertaining. The custom kitchen blends minimalist design with exceptional function, offering integrated cabinetry, thick-cut stone countertops, premium appliances, and a breakfast bar ideal for casual dining or hosting with ease. The living room welcomes with grand proportions & oversized windows, creating a bright yet intimate setting. The adjoining dining room is perfectly scaled for both elegant gatherings and everyday meals, positioned to encourage effortless movement between spaces. The 2nd level includes a versatile office or library with built-ins & access to a private treetop deck, along with an additional bedroom and full bath. The entire 3rd floor is dedicated to the primary suite, featuring a spa-inspired ensuite. The fully finished lower level offers a spacious recreation room with a small wet bar, a guest bedroom, and a full bathroom. A private one-car garage completes this rare offering. With gourmet markets, good schools & Summerhill Subway Station at your doorstep, plus the tranquility of the Toronto ravine system & David A. Balfour Park nearby, this is more than a home, it is an invitation to experience one of Toronto's most sophisticated neighbourhoods.

Inclusions: Stainless Steel Appliances including Miele Dishwasher, Dacor 6 Burner gas stove, Hood Fan, SubZero Fridge, KitchenAid Microwave, Miele Washer & Dryer, Bar Fridge, and all T.V.'s.

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



23 Alcorn Ave Toronto Ontario M4V 1E5 Toronto C02 Yonge-St. Clair Toronto Taxes: \$7,993.32/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 56			Sold: \$2,175,000 List: \$2,295,000 For: Sale % Dif: 95
Att/Row/Twnhouse Link: 3-Storey	Fronting On: S Acreage: 15.67 x 78.75 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x3xLower Dir/Cross St: Yonge & Alcorn Directions: South side of Alcorn Ave	

MLS#: C12697378 **PIN#:** 211930124

Legal: PLAN 195 PT LOTS 8 AND 9

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum	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	8.07	x 3.84	Double Closet	French Doors	
2	Living	Main	14.34	x 12.6	Open Concept	Hardwood Floor	W/O To Deck
3	Dining	Main	16.77	x 10.83	Open Concept	Picture Window	Hardwood Floor
4	2nd Br	2nd	13.42	x 13.25	W/W Closet	Hardwood Floor	
5	3rd Br	2nd	12.34	x 9.42	Double Closet	Hardwood Floor	
6	Laundry	2nd	5.74	x 5.09			
7	Bathroom	2nd	10.6	x 9.15	4 Pc Ensuite	Heated Floor	Soaker
8	Prim Bdrm	3rd	16.17	x 12.66	Cathedral Ceiling	Hardwood Floor	W/W Closet
9	Bathroom	3rd	11.91	x 10.33	Heated Floor	Separate Shower	
10	4th Br	3rd	11.91	x 10.33	Hardwood Floor	Sliding Doors	B/I Closet
11	Rec	Lower	15.49	x 9.74	W/O To Yard	Ceramic Floor	
12	Bathroom	Lower	10.76	x 5.41	3 Pc Bath	Heated Floor	
13	Utility	Lower	13.68	x 9.42			

Client Remks: London Mews charm meets one of Toronto's most coveted neighbourhoods at 23 Alcorn Ave. Nestled in the heart of Yonge/Summerhill, this elegant red-brick Victorian has been thoughtfully expanded via a striking 3rd fl addition, seamlessly blending timeless character w/ modern family living. Spanning 2,600 sq ft of total living space, this 4-bedrm, 3-bath residence retains the warmth & scale of a classic Victorian while offering the comfort & functionality today's buyers expect. Soaring ceilings, custom windows, herringbone hardwood floors, & an open staircase set the tone. Ideal for entertaining w/ an expansive living / dining area easily hosts 12+ for dinners flowing into a sun-filled kitchen w/ heated stone floors, quartz counters, premium appliances, & an abundance of storage. French doors lead to a newly landscaped private cedar deck & turf & tranquil city garden w/ a secret walk-out leading to the Lionel Conacher Park & Cottingham Jr PS - the #1 ranked junior school in Ontario - literally minutes away so your kids can simply walk hm for lunch! The upper levels offer generous bedrms, spa-inspired baths w/ heated floors, & a spectacular 3rd-flr primary retreat beneath vaulted ceilings, complete w/ skylight, custom built-ins, & an adjacent flex bedrm ideal as a nursery, office, or cozy den. The finished lower level extends the living space w/ a bright rec room & a sleek 3-piece bath w/ steam shower. Parking is a breeze w/ the rare convenience of a dedicated rented parking space held for over 25 years from a neighbour - less than 100 ft from the front door. 23 Alcorn offers an exceptional family-friendly community surrounded by parks, ravines, top public & private schools, & vibrant local shops & restaurants. Work downtown? Then enjoy the incredible proximity to the TTC - literally a 3-min. walk - delivering you to Toronto's Financial District in ~ 15 min.-a true luxury for downtown professionals.

Inclusions: See Schedule B

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



111A Alcorn Ave Toronto Ontario M4V 1E5 Toronto C02 Yonge-St. Clair Toronto Taxes: \$10,504.49/2026 Sold Date: 06/27/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$2,257,500 List: \$2,339,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: S Acreage: 16 x 76.78 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3x3rd	Dir/Cross St: Yonge-St. Clair Directions: West of Yonge and South of St. Clair

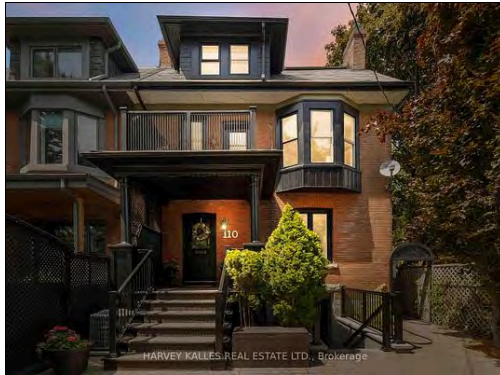
MLS#: C13223710 **PIN#:** 211930080
Legal: PT LT 31 PL 195 TORONTO PT 4 63R3031; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Landscaped, Year Round Living Interior Feat: Carpet Free, Central Vacuum Security Feat: Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.67	x 8.43	O/Looks Dining	Modern Kitchen	Large Window
2	Dining	Main	14.6	x 11.25	O/Looks Living	2 Pc Bath	Hardwood Floor
3	Living	Main	14.67	x 13.85	Gas Fireplace	Combined W/Dining	Juliette Balcony
4	Prim Bdrm	2nd	14.67	x 14.01	5 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	2nd	14.6	x 12.34	Large Window	Balcony	Hardwood Floor
6	Office	3rd	11.15	x 10.99	W/O To Terrace	Skylight	B/I Shelves
7	3rd Br	3rd	14.76	x 10.83	Large Window	Closet	3 Pc Bath
8	Rec	Lower	14.76	x 10.83	W/O To Garden	Access To Garage	Closet

Client Remks: Tucked quietly along one of the most peaceful stretches of Alcorn Avenue, this exceptional 3-storey townhouse offers a rare blend of scale, privacy, and refined urban living in the heart of Summerhill. It balances elegant entertaining spaces with highly functional family living, just moments from beloved restaurants, cafes and boutiques, and within the Cottingham school district. A rare oversized built-in garage, together with a private driveway large enough to accommodate an additional full-sized vehicle, creates an enviable level of convenience seldom found in the area. At the front of the home, the bright kitchen overlooks the principal living spaces. The open-concept living and dining room is elegant and welcoming, anchored by a gas fireplace and framed by views of the private rear garden. Floor-to-ceiling windows bring in natural light throughout the day, while the thoughtful layout supports both intimate evenings and larger gatherings. A discreet powder room completes this level. The second level is anchored by an expansive primary suite featuring a walk-in closet and a beautifully appointed 5-piece ensuite. A spacious second bedroom with a private balcony completes this floor. The upper level offers a versatile space ideal as a family room, home office or additional living area, complete with a 3-piece bath and access to a private terrace overlooking the rear yard. This level also includes an additional large bedroom overlooking the picturesque street. The lower level features direct garage access, a spacious recreation room, dedicated laundry, and a walk-out to the landscaped rear yard. Designed with stone hardscaping for low maintenance, the outdoor space offers privacy and tranquillity rarely found in such a central location. Set within one of Toronto's most coveted neighbourhoods, this remarkable residence places the very best of Summerhill at your doorstep - from acclaimed dining to boutique shopping, parks, transit & the city's most prestigious schools.

Inclusions: Fridge, Stove, Built-in Dishwasher, Washer/Dryer, All Window Coverings, All Electrical Light Fixtures.
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



110 Cottingham St Toronto Ontario M4V 1C1 Toronto C02 Yonge-St. Clair Toronto		Sold: \$2,695,000 List: \$2,749,000
Taxes: \$13,213/2026	For: Sale	% Dif: 98
Sold Date: 06/16/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 26 x 160 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 4 1x4xGround, 1x5x2nd, 1x5x3rd, 1x3xBsmt
Dir/Cross St: Yonge and Cottingham St Directions: Yonge and Cottingham St		

MLS#: C13421634 **PIN#:** 211930053
Legal: PT LT 1 PL 299E TORONTO; PT 1 FT RESERVE PL 299E TORONTO AS IN CA491060; S/T & T/W CA491060; S/T EXECUTION 94-001519, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Available, Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School, Terraced, Wooded/Treed Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST 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	Ground	14.6	x 14.34	2 Way Fireplace
2	Kitchen	Ground	15.09	x 11.02	
3	Sitting	Ground	7.78	x 11.02	
4	Foyer	Ground	10.04	x 7.15	
5	2nd Br	2nd	19.23	x 11.06	
6	3rd Br	2nd	15.49	x 11.06	
7	4th Br	2nd	9.42	x 11.06	
8	Prim Bdrm	3rd	14.63	x 11.02	
9	Sitting	3rd	12.5	x 10.93	

Client Remks: 110 Cottingham Street - Once-in-a-Lifetime Summerhill Masterpiece. Welcome to Summerhill, Toronto - where timeless elegance dances with urban vitality. Tucked at the very end of the coveted north side of one of Toronto's most legendary streets lies 110 Cottingham Street - a rare, one-of-one 4-bedroom, 4-bathroom, three-storey semi-detached home on an exceptional 26 x 160 foot lot. Passionately curated and meticulously cared for over 30 years, this is a true urban oasis and generational opportunity. Boasting one of the deepest and most desirable lots in Summerhill, the property is framed by towering mature trees along the eastern boundary, creating a breathtaking natural canopy of beauty, shade, and unparalleled privacy. Laneway parking leads to a 1.5-car garage with legal capacity for two vehicles - a standout convenience. Inside, the rare three-storey layout offers gracious proportions and abundant natural light. The second floor features three well-appointed bedrooms, including one with a serene south-facing balcony enveloped by the mature tree canopy - your private retreat for morning coffee or golden-hour moments. The third-floor primary suite is a sanctuary unto itself, complete with a dedicated lounge area perfect for unwinding, reading, working, or personal wellness. The showstopper is the fully finished, professionally dug and underpinned basement with a full kitchen, bathroom, and separate walk-up entrance. This versatile, self-contained space is ideal for multi-generational living, an income suite, home gym/entertainment lounge, or flexible family use. The lot is also well-suited for potential laneway home development (subject to approvals).

Inclusions: Summerhill at its finest: steps to Cottingham Junior Public School, Robertson Davies Park, the iconic clock-towered LCBO at Summerhill Station, gourmet shops at Scriven Square, Yonge Street boutiques, ravine trails, and world-class dining. A true Walker's Paradise with excellent transit, parks (Rosehill Reservoir, David A. Balfour), and community spirit. This is where families build legacies. Privacy, prestige, versatility, and character converge in a home that rarely comes to market. Don't miss this extraordinary offering. Private showings available. A once-in-a-lifetime property on the Cottingham Street.

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



36 Gibson Ave Toronto Ontario M5R 1T5 Toronto C02 Annex Toronto Taxes: \$13,664.05/2025 Sold Date: 02/20/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,850,000 List: \$2,749,000 For: Sale % Dif: 104
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 18 x 88 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x3xLower	Dir/Cross St: Yonge St / South Of Roxborough Directions: Yonge St / South Of Roxborough

MLS#: C12794600 **PIN#:** 211940042
Legal: PLAN M209 PT BLK E

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre Interior Feat: Central Vacuum	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	14.04	x 13.85	French Doors	W/O To Porch	Gas Fireplace
2	Dining	Main	15.78	x 15.26	Combined W/Living	Crown Moulding	Hardwood Floor
3	Kitchen	Main	17.81	x 11.35	Renovated	Heated Floor	W/O To Garden
4	Breakfast	Main	17.81	x 11.35	Combined W/Kitchen	Skylight	Window Flr to Ceil
5	Br	2nd	11.35	x 9.91	French Doors	North View	O/Looks Garden
6	Br	2nd	10.56	x 9.38	Hardwood Floor	Double Closet	B/I Desk
7	Family	2nd	15.78	x 13.52	Hardwood Floor	B/I Shelves	Juliette Balcony
8	Prim Bdrm	3rd	17.62	x 12.83	5 Pc Ensuite	Double Closet	W/O To Balcony
9	Rec	Lower	14.83	x 12.93	Double Closet	Halogen Lighting	W/O To Garden
10	Sitting	Lower	8.33	x 7.68	W/W Closet	3 Pc Bath	Combined W/Rec
11	Other	Lower	10.66	x 6.53	Tile Floor	B/I Shelves	Halogen Lighting

Client Remks: Welcome to this highly coveted street, one of the prettiest in Toronto! Conveniently tucked off of Yonge Street, shops, restaurants, and the Rosedale subway station are just steps away. This dead-end street is as quiet as it comes. Enjoy beautiful views over Ramsden Park with tennis courts, skating rink, dog park, and the future Ramsden Park Community Recreation Centre. This renovated three storey home is deceptively large, bright and airy. The main floor features an open concept living/dining room with gas fireplace, kitchen with an atrium breakfast area, and convenient powder room. The second floor offers two more bedrooms and a family room/bedroom with what could be a gas fireplace. The third floor is a dedicated primary suite with a spacious bedroom and wall-to-wall closets, vaulted ceiling, a spa-like ensuite washroom, and a walk-out to a private sundeck. The dug down lower level with heated tile floors offers a recreation room with a walk-up, washroom, humidified wine cellar and utility/laundry room. The entire house was recently painted; ceilings, trim, walls, and the floors were buffed. A 1.5 car garage is accessible off the rear laneway. Houses are rarely available on Gibson Avenue, and this house is ready to move in and enjoy! Some of Toronto's best private schools are close at hand; Branksome Hall, The York School, both junior and senior. *99 Walk Score!*

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



204 Cottingham St Toronto Ontario M4V 1C5 Toronto C02 Casa Loma Toronto Taxes: \$15,492.01/2026 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 8		Sold: \$2,755,000 List: \$2,895,000 For: Sale % Dif: 95
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 25.75 x 140 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xGround, 1x4x2nd, 1x3x2nd, 1x4x3rd
Dir/Cross St: Avenue Road and Cottingham Street Directions: West on Cottingham from Avenue		

MLS#: C12991686 **PIN#:** 212180279
Legal: PCL 7-1 SEC M55; LT 7 PL M55 TORONTO ; T/W A ROW FOR THE PURPOSE OF A DRIVEWAY AND PASSAGEWAY TO BE APPURTENANT TO THE SAID LT 7 IN OVER ALONG AND UPON THE WLY 3 FT 6 INCHES OF THE SLY 95 FT OF LT A ON N/S OF COTTINGHAM ST ON PL M47; S/T A LIKE ROW FOR THE PURPOSE OF A DRIVEWAY AND PASSAGEWAY TO BE APPURTENANT TO THE SAID LT A IN OVER ALONG AND UPON THE ELY 3 FT 6 INCHES OF THE SLY 95 FT OF THE SAID LT 7; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Slate Foundation: Stone, Brick Assessment: 2026 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Lawn Sprinkler System, Patio, Privacy Interior Feat: In-Law Capability, 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: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tucked into the Republic of Rathnelly, one of Toronto's most unique and tightly held neighbourhoods, this striking Gable-Front Victorian offers a rare combination of scale, character, and location. Set on a quiet, tree-lined street where neighbours know each other and homes rarely come to market, this is the kind of address buyers wait years for. Inside, soaring ceilings on every level create a sense of volume rarely found, with a main floor that blends elegance and function through a formal living room with wood burning fireplace, a dining room with gas fireplace, and a kitchen that anchors daily life and entertaining. The second floor offers two bedrooms plus a flexible den easily converted back to a fifth, along with laundry and a primary suite with California Closets built-ins. The third floor adds two more bedrooms, including one with an integrated study area, and a walkout terrace above the city. A largely unspoiled lower level with wine cellar and side walkout offers exceptional future potential. Detached garage via shared drive with potential for additional rear parking. Steps to Summerhill, Nordheimer Ravine, Pump Park, transit, and within the coveted Brown School catchment. A rare opportunity in a true neighbourhood setting.					
Inclusions: Stainless steel refrigerator, stainless steel gas range, white microwave with hood fan, white dishwasher, wine cellar chiller unit, garage door opener and remote(s), all window coverings, all electrical light fixtures, mirrored wood and stone coat rack at front door, wood coat rack at front door, in ground garden irrigation system and accessories, home alarm and related components (no monitoring).					
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121					



103 Summerhill Ave		Sold: \$2,875,000
Toronto Ontario M4T 1B1		List: \$2,950,000
Toronto C09 Rosedale-Moore Park Toronto		
Taxes: \$12,239/2025	For: Sale	% Dif: 97
Sold Date: 05/27/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: S	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	17 x 111.16 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x2nd, 1x2xLower
Dir/Cross St: Yonge and Summerhill Directions: Yonge and Summerhill		

MLS#: C13170642 **PIN#:** 211200404
Legal: PT LT 3 PL 636 NORTH WEST ANNEX AS IN CA242893; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 0	Cable TV:
Basement: Finished	Drive: Street Only	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Retirement:
Year Built: 1890	Exterior Feat: Landscaped, Deck, Patio	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 1500-2000		Farm/Agr:
Lot Size Source: MPAC		Oth Struct: Shed
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.17	x 4	Marble Floor	Separate Rm	
2	Living	Main	16.99	x 12.01	Open Concept	Hardwood Floor	O/Looks Park
3	Dining	Main	12.01	x 11.58	Open Concept	Hardwood Floor	Recessed Lights
4	Kitchen	Main	15.75	x 10.17	Eat-In Kitchen	W/O To Garden	Stainless Steel Appl
5	Family	2nd	10.01	x 9.32	Closet	Hardwood Floor	O/Looks Backyard
6	Prim Bdrm	2nd	12.4	x 11.75	W/W Closet	Hardwood Floor	O/Looks Park
7	Bathroom	2nd	0	0	4 Pc Ensuite	Soaker	Separate Shower
8	Bathroom	2nd	0	0	3 Pc Bath	Separate Shower	Wall Sconce Lighting
9	2nd Br	3rd	13.68	x 11.84	Closet	Hardwood Floor	O/Looks Park
10	3rd Br	3rd	11.75	x 8.99	O/Looks Backyard	Hardwood Floor	Recessed Lights
11	Rec	Lower	19.26	x 14.07	Closet	Vinyl Floor	2 Pc Bath
12	Laundry	Lower	14.07	x 8.33	Vinyl Floor	Stainless Steel Sink	Window
13	Mudroom	Lower	9.42	x 6.76	Vinyl Floor	Recessed Lights	W/O To Garden

Client Remks: Comfortably elegant, large-small urban home, spanning 2,475 square feet across all levels, in the heart of one of Toronto's most desirable neighbourhoods. Just move in and unpack. Fully renovated with a sophisticated and approachable flair. Entertain in style and host family and friends in the combined living and dining room featuring herringbone wood floors and a solid-slab marble surround gas fireplace. Sun-filled kitchen with warm, natural stone countertops and top-of-the-line appliances. Start your day by enjoying your morning coffee in the breakfast nook, with a trifold door system that seamlessly connects the interior to a secluded terrace and landscaped garden. The primary bedroom overlooks a quiet parkette and enjoys direct access to a sumptuous ensuite bath with soaker tub and glass shower. Walk through an exposed brick arch and enter the second bedroom (currently used as a den), complete with a closet and access to a 3-piece bath. The third floor offers two additional bedrooms. Fully finished lower level with high ceilings and a spacious family room perfect for adults, kids, and grandkids alike. It is rare to find such a calm, peaceful setting just steps from the dynamic life of Yonge Street. Walking distance to subways, restaurants and shops.

Inclusions: See Schedule B

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



17 Summerhill Gdns			Sold: \$2,985,000
Toronto Ontario M4T 1B3			List: \$3,199,999
Toronto C09 Rosedale-Moore Park Toronto			
Taxes: \$14,509/2025		For: Sale	% Dif: 93
Sold Date: 03/09/2026			
SPIS: No	Last Status: SLD	DOM: 17	
Semi-Detached	Fronting On: S	Rms: 7	
Link:	Acreage:	Bedrooms: 4	
2 1/2 Storey	25 x 85 Feet	Washrooms: 4	
	Irreg:	1x5x2nd, 1x2xMain, 1x2xLower, 1x4x3rd	
Dir/Cross St: Yonge/Summerhill Directions: Yonge/Summerhill			

MLS#: C12807502 **PIN#:** 211200446
Legal: PT LT 28-30 PL 398E TORONTO AS IN CA29782; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas, Wood A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, School, Wooded/Treed Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.71	x 7.12	2 Pc Bath		
2	Living	Main	14.7	x 10.7	Gas Fireplace	Crown Moulding	Open Concept
3	Dining	Main	18.31	x 10.79	Open Concept	Coffered Ceiling	
4	Kitchen	Main	20.11	x 10.3	Granite Counter	Centre Island	
5	Breakfast	Main	20.11	x 10.3	B/I Bookcase	W/O To Garden	
6	Prim Bdrm	2nd	15.29	x 13.62	W/I Closet	5 Pc Ensuite	
7	2nd Br	2nd	20.11	x 10.01			
8	3rd Br	2nd	12.01	x 10.4	Closet		
9	Rec	Lower	16.73	x 15.98	2 Pc Bath		

Client Remks: Admired 3-Storey Red Brick Edwardian Semi in Prime Summerhill. This beautifully maintained Summerhill residence blends timeless character with thoughtful modern updates. Ideally located on one of the most desirable stretches of the street, just steps to Yonge Street's vibrant shops, dining, schools, and transit, while moments from serene ravine trails. The home showcases classic architectural details including multiple fireplaces, beamed ceilings, and rich hardwood flooring throughout. The spacious layout offers 4 bathrooms and a private primary retreat designed for comfort complete with spacious walk-in closet. Highlights include a separate entrance to the basement, a brand new furnace, second-floor laundry, heated floors in the second-floor bathroom, a gas line for BBQ, a designer vestibule, and a private rear deck with landscaped garden. Situated near Little Park and David Balfour Park, where a recently renovated residence is currently offered at \$4.8 million, further underscoring the strength and enduring appeal of this prime pocket. A rare opportunity to own a refined, move-in-ready home in Summerhill - one of Toronto's most coveted neighbourhoods. The property features a dedicated doggie shower, perfect for pet owners and convenient for easy clean-ups after walks.

Inclusions: Fridge, Dishwasher, Microwave, Gas Stove, Rangehood, Washer, Dryer, All Elfs, All Window Coverings, 2 Headboards, 2 Furnace(NEW), Central Vac, Kidde And Adt Alarm (Monitorxtra), Ceiling Speakers Lr, NEW tankless Hot water Heater

Listing Contracted With: NEW ERA REAL ESTATE **Ph:** 416-508-9929



22 Birch Ave Th D Toronto Ontario M4V 1C8 Toronto C02 Yonge-St. Clair Toronto Taxes: \$13,279/2025 Sold Date: 03/05/2026 SPIS: No Last Status: SLD DOM: 108			Sold: \$2,700,000 List: \$3,295,000 For: Sale % Dif: 82
Att/Row/Twnhouse Link: 3-Storey	Fronting On: W Acreage: 37.33 x 28.5 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x3rd, 1x3x3rd, 1x3xLower	Dir/Cross St: Yonge & Summerhill Directions: Driveway on North side of Birch

MLS#: C12552562 **PIN#:** 211930540
Legal: PART LOT 5 PLAN 308, YORKVILLE, DESIGNATED AS PARTS 5 AND 6 ON PLAN 66R-22373. CITY OF TORONTO T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 1981.

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Flat, Cedar Foundation: Concrete Assessment: 2025 POTL: Y POTL Mo Fee: 400 Elevator: Yes Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum	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	15.12	x 16.99	Hardwood Floor	Gas Fireplace	Elevator
2	Dining	Main	12.99	x 12.5	Hardwood Floor	Combined W/Kitchen	W/O To Patio
3	Kitchen	Main	12.99	x 11.02	Stainless Steel Appl	Centre Island	Breakfast Bar
4	Prim Bdrm	2nd	18.34	x 16.77	5 Pc Ensuite	W/I Closet	Broadloom
5	Office	2nd	8.23	x 11.25	Broadloom	Built-In Speakers	B/I Shelves
6	2nd Br	3rd	12.66	x 12.66	3 Pc Bath	Double Closet	W/O To Balcony
7	3rd Br	3rd	16.17	x 11.68	Semi Ensuite	Double Closet	W/O To Balcony
8	4th Br	3rd	11.09	x 8.99	Broadloom	Double Closet	B/I Shelves
9	Rec	Lower	18.77	x 17.49	Broadloom	Built-In Speakers	Pot Lights

Client Remks: The best value in Summerhill. A rare chance to own a one-of-a-kind New York-style brownstone crafted by acclaimed architect Harvey Wise. One of only four exclusive residences, this exceptional townhome delivers remarkable space, standout parking, and the perfect blend of timeless design and modern luxury. Spanning four thoughtfully curated levels, the home offers sun-filled interiors, soaring ceiling heights, premium finishes, and a private elevator connecting every floor. Walk up to the magical, show-stopping rooftop terrace with breathtaking 360-degree skyline views, perfect for entertaining or unwinding above it all. The main level welcomes you with a gracious foyer, a sophisticated living room with a gas fireplace, a chic powder room, and a beautifully designed kitchen with an eat-in island. The kitchen flows seamlessly into the dining area and out to a private side terrace, perfect for BBQs and outdoor dining. The entire second level is dedicated to the luxurious primary retreat, featuring a spacious home office area, a five-star spa-inspired ensuite, and a generous walk-in closet. The third level offers three additional bedrooms plus a convenient kitchenette that serves the rooftop, an entertainer's dream. The lower level adds even more flexibility with a large recreation room ideal as a gym, media room, or casual lounge space. Parking is exceptional: a built-in garage, a detached garage (both with sleek epoxy floors), and an additional driveway space three private spots in total. A true hidden gem in one of Toronto's most coveted neighbourhoods. Spacious, refined, architecturally significant, and offering outstanding value this is the Summerhill townhouse you've been waiting for.

Inclusions: See Schedule B

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



Dir/Cross St: Yonge & Roxborough **Directions:** Yonge & Roxborough

Zoning:	
Cable TV:	Hydro:
Gas:	Phone:
Water:	Municipal
Water Supply Type:	
Sewer:	Sewers
Waterfront:	
Retirement:	
HST Applicable to	Included In
Sale Price:	
Farm/Agr:	
Oth Struct:	
Survey Type:	Available
Spec Desig:	Heritage

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	12.66	x	11.42	Hardwood Floor	Halogen Lighting	Combined W/Dining
2	Dining	Main	12.66	x	10.6	Fireplace	Hardwood Floor	Halogen Lighting
3	Sitting	Main	9.91	x	9.09	Hardwood Floor	Stained Glass	2 Pc Bath
4	Kitchen	Main	17.09	x	10.93	Renovated	Hardwood Floor	W/O To Deck
5	Prim Bdrm	2nd	16.4	x	10.93	5 Pc Ensuite	W/I Closet	B/I Shelves
6	Br	2nd	15.09	x	13.32	Hardwood Floor		
7	Br	3rd	13.32	x	12.76	3 Pc Bath	Wood Floor	Double Closet
8	Office	3rd	12.6	x	11.84	B/I Bookcase	W/O To Patio	Wood Floor
9	Rec	Lower	17.32	x	10.93	Walk-Out	Tile Floor	4 Pc Bath
10	Laundry	Lower	12.93	x	12.76	Tile Floor		

Client Remks: Stunning Heritage Victorian in the heart of Summerhill! Beautifully restored and thoughtfully updated, this exceptional home blends timeless architectural character with modern sophistication. Ideally located between Yonge Street, Summerhill, and Yorkville, it offers approximately 2,800 sq.ft. of elegant living space within walking distance to shops, cafes, restaurants, and the subway. Step inside to find new engineered white oak hardwood floors, a brand-new porcelain-tiled entryway, and freshly painted interiors, complemented by tall baseboards and a custom staircase with new railings and pickets. The main floor features a welcoming living room with a wood-burning fireplace, open-concept family and dining areas, and a renovated kitchen with quartz countertops, matching slab backsplash, centre island, gas cooktop, stainless-steel appliances, and a walk-in pantry. Upstairs, the primary suite offers a serene retreat with a five-piece ensuite bath, built-in storage, and dressing area. The second bedroom features double closets and its own ensuite, while the third-floor office/den and bedroom opens to a south-facing patio with skyline views-perfect for morning coffee or evening sunsets. Additional upgrades include "Vantaa Fog" designer wallpaper by Seabrook Wallpaper, premium "Absolute Series" Solar Shading Systems, added pot lighting, and heated basement floors. Exterior highlights include a separate front entrance to the lower level, a garage with a green roof, and a beautifully landscaped private garden with a newly rebuilt back deck. A truly special opportunity on one of Toronto's most picturesque, tree-lined streets, just steps from Summerhill's boutiques and Yorkville's world-class shopping and dining.

Inclusions: Stainless steel fridge, gas cooktop, built-in oven, range hood, Cavavin wine fridge, microwave, and dishwasher. Washer and dryer. Heated basement floors, gas furnace, and central air conditioning. All existing "Absolute Series" Solar Shading Systems with cassette-enclosure premium fabric, all existing electric light fixtures and additional pot lighting throughout. Green-roof garage & door openers and remotes. Built-in storage units, pantry closet system, and all existing hardware and fixtures.

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



36 Woodlawn Ave W			Sold: \$3,350,000		
Toronto Ontario M4V 1G7			List: \$3,499,000		
Toronto C02 Yonge-St. Clair Toronto					
Taxes: \$15,572/2025		For: Sale	% Dif: 96		
Sold Date: 06/08/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: N	Rms: 9 + 1			
Link:	Acreage:	Bedrooms: 5 + 1			
3-Storey	25.49 x 178.58 Feet	Washrooms: 4			
	Irreg:	1x2xMain, 1x4x2nd, 1x6x3rd,			
		1x4xLower			
Dir/Cross St: Yonge St / Woodlawn Ave W			Directions: West of Yonge St		

MLS#: C13230656

PIN#: 211920231

Legal: Pt Lt 27-28 Pl 669 North West Annex

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Walk-Up	Drive: 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: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Park, Public	Retirement:
Apx Sqft: 2500-3000	Transit, Ravine, Wooded/Treed	HST Applicable to Included In
Roof: Shingles	Interior Feat: Other	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	8.99	x 8.07	Slate Flooring	Heated Floor	B/I Closet
2	Living	Main	15.26	x 12.83	Fireplace	Hardwood Floor	Picture Window
3	Dining	Main	16.67	x 10.76	O/Looks Living	Open Concept	Hardwood Floor
4	Kitchen	Main	13.68	x 9.68	Renovated	Hardwood Floor	O/Looks Backyard
5	Breakfast	Main	9.42	x 7.58	W/O To Deck	Heated Floor	Hardwood Floor
6	Prim Bdrm	3rd	14.17	x 13.58	W/I Closet	Picture Window	6 Pc Ensuite
7	2nd Br	2nd	15.32	x 10.99	Hardwood Floor	Double Closet	Combined W/Solarium
8	3rd Br	2nd	9.68	x 8.33	Bay Window	Hardwood Floor	Closet
9	4th Br	2nd	17.09	x 10.24	O/Looks Backyard	Double Closet	Hardwood Floor
10	5th Br	2nd	14.24	x 10.76	Picture Window	Hardwood Floor	O/Looks Frontyard
11	Rec	Lower	14.6	x 13.09	Walk-Up	Broadloom	Tile Floor

Client Remks: The Epitome Of Cool In The Heart Of Summerhill! Designer-Owned And Showcasing Impeccable Style And Sophisticated Living Throughout. This Showstopper Checks Every Box: Two-Car Parking, A Functional Mudroom, Five Bedrooms, Designer Finishes And A Forest-Like Backyard Retreat Rarely Found In The City. Bathed In Natural Light, The Main Floor Features Hardwood Floors, A Renovated Kitchen With Honed Marble Countertops, A Wood-Burning Fireplace, And Expansive Principal Rooms Framed By Picturesque Green Views. Designed For Modern Family Living, The Rare Five-Bedroom Layout Offers Flexibility For Growing Families, Work-From-Home Needs, Or Additional Upper-Level Living Space. The Private Primary Retreat Complete With Tree-Top Views Features A Spa-Inspired Ensuite And Expansive Walk-In Closet. Enjoy Breathtaking City Skyline Views From The Upper Levels. The Lower Level Features A Spa-Like Bathroom With Steam Shower, Ample Storage Throughout, A Wine Cellar With Passive Cooling Capabilities, A Large Recreation Room, And A Convenient Walk-Up To The Backyard. Surrounded By Lush Perennial Gardens And A Stunning Canopy Of Mature Wisteria. Storybook Curb Appeal From Every Angle. Step Outside To An Expansive Wood Deck Surrounded By Mature Greenery And An Impressive 178-Foot-Deep Lot, Creating A Private Backyard Oasis That Feels Miles Away From The City. Tucked Away On A Quiet, Coveted Street In The Heart Of Summerhill, This Home Offers The Ultimate Convenience Of Having The City's Finest Shops, Restaurants, Cafes, Schools, Parks, And Transit Just Steps From Your Door.

Inclusions: See Sched B

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-223-1818



154 Cottingham St Toronto Ontario M4V 1C3 Toronto C02 Yonge-St. Clair Toronto Taxes: \$16,605/2025 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$3,925,000 List: \$4,195,000 For: Sale % Dif: 94
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 25.25 x 129 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 Washrooms: 5 1x2xGround, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Avenue Rd & Cottingham St Directions: East off Avenue Road

MLS#: C13448450 **PIN#:** 211930041
Legal: PT LT 6-7 PL 299E TORONTO AS IN EM9475; S/T & T/W EM19106; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1908 Apx Sqft: 3000-3500 Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Guest Accommodations, In-Law Capability, In-Law Suite, Sump Pump, Water Heater, Water Purifier	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	Flat	17.49	x 5.09	Tile Ceiling	B/I Closet	2 Pc Bath
2	Living	Flat	20.64	x 13.58	Hardwood Floor	Gas Fireplace	Combined W/Dining
3	Dining	Flat	20.64	x 13.58	Hardwood Floor	Combined W/Living	
4	Kitchen	Flat	25	x 7.84	Hardwood Floor	Eat-In Kitchen	Combined W/Family
5	Family	Flat	14.67	x 11.15	Hardwood Floor	Combined W/Kitchen	W/O To Terrace
6	Prim Bdrm	2nd	14.67	x 11.15	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	16.08	x 10.33	Hardwood Floor	South View	
8	3rd Br	2nd	16.4	x 10.33	Hardwood Floor	Double Closet	South View
9	4th Br	3rd	18.24	x 15.91	Hardwood Floor	South View	
10	Family	3rd	14.67	x 15.91	Broadloom	North View	Large Window
11	Rec	Lower	18.41	x 14.93	Concrete Floor		
12	Kitchen	Lower	20.57	x 11.09	Concrete Floor	Open Concept	3 Pc Bath

Client Remks: Tucked along one of the neighbourhood's quietest streets, 154 Cottingham Street is a striking contemporary residence redesigned in 2023 by Mazen Studios. Spanning over 4,000 square feet across four meticulously curated levels, this architectural semi-detached home blends warm modern finishes with dramatic scale and natural light. A spectacular rear facade of floor-to-ceiling glass panels creates a seamless connection between the interior and outdoors, flooding the home with light throughout the day. Featuring 4 bedrooms, expansive living spaces which include 3rd floor family room and lower level walk out. There are curated custom light fixtures from Ridgely Studio Works throughout, every detail has been thoughtfully considered for elevated everyday living. This is a turnkey masterpiece not to be missed.

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



90 Macpherson Ave Toronto Ontario M5R 1W8 Toronto C02 Annex Toronto		Sold: \$4,721,000 List: \$4,595,000
Taxes: \$11,839.16/2025	For: Sale	% Dif: 103
Sold Date: 05/26/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 20 x 125 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower
Dir/Cross St: Avenue Rd / Macpherson Ave Directions: Via Google Maps		

MLS#: C13146072 **PIN#:** 211930384
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Year Built: 2024 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: Survey Roof: Flat, Other Foundation: Insulated Concrete Form, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Built-In Oven, Other, Floor Drain, Ventilation System, 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.58	x 4.92	Closet	2 Pc Bath	Stone Floor
2	Dining	Main	16.77	x 10.99	Built-In Speakers	Pot Lights	Hardwood Floor
3	Kitchen	Main	15.32	x 13.91	Centre Island	B/I Appliances	Breakfast Bar
4	Living	Main	14.5	x 13.91	Gas Fireplace	Built-In Speakers	Hardwood Floor
5	Mudroom	Main	13.91	x 4.66	B/I Closet	W/O To Garden	Tile Floor
6	2nd Br	2nd	13.91	x 12.6	B/I Closet	3 Pc Ensuite	Hardwood Floor
7	3rd Br	2nd	12.66	x 11.84	Double Closet	Semi Ensuite	Hardwood Floor
8	4th Br	2nd	13.91	x 9.58	Closet	O/Looks Frontyard	Hardwood Floor
9	Prim Bdrm	3rd	13.91	x 13.16	W/I Closet	5 Pc Ensuite	W/O To Deck
10	Rec	Lower	24.41	x 12.99	Walk-Out	Above Grade Window	Heated Floor
11	Exercise	Lower	12.99	x 7.09	Built-In Speakers	3 Pc Bath	Heated Floor
12	Laundry	Lower	7.91	x 7.09	B/I Closet	Above Grade Window	Heated Floor

Client Remks: A rare architectural offering on Macpherson Avenue, this extraordinary residence was newly built (not renovated) in 2024 in collaboration between KUA Architecture and Ossington Homes. Inspired by the enduring character of a Victorian brownstone yet executed with an entirely modern sensibility, the home holds completely new foundations, structure, interiors and garage, all carried out with an uncompromising level of precision. The heritage red blend masonry, sourced from the UK and laid in clay mortar, is paired with metal seamed mansard roofing, aluminum composite detailing and expansive Inline windows and doors, creating a facade with enormous presence and beautiful restraint. Inside, Japandi principles quietly shape the experience of the home, where simplicity, proportion and natural materiality guide every decision. Natural stone, warm woods, hand-applied micro cement, and exceptional custom millwork create richness without excess, while ten foot ceilings and oversized windows expand the scale of the home. The kitchen is wrapped in custom white oak millwork and lined with quartzite and concealed storage systems, integrated appliances and sculptural lighting. Beyond it, a remarkable living room presents with integrated millwork with a subtle natural stone foundation that beautifully frames the fireplace. The rear mud room is cleverly slightly recessed, concealing sight-lines of shoes and boots from the rest of the home. The exteriors expand outside onto the porcelain-clad terrace, and an expandable garden setting that adjusts based on your daily needs. The upper floors present four exceptional bedroom suites, and three curated bathrooms. Notice the third bedroom was cantilevered over the driveway for additional dimension and access to light. The third floor primary is extraordinary, with an expansive walk-in dressing room, a rooftop deck, and even an ensuite with a skylight in the shower! This home excels in every room, and is as close to perfection as it comes!

Inclusions: See schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191