



|                                                                                                                                                                                                                            |                                                                               |                                                                                                                |                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>30 A Oriole Rd</b><br><b>Toronto Ontario M4V 2E8</b><br>Toronto C02 Yonge-St. Clair Toronto<br><b>Taxes:</b> \$13,897.82/2025<br><b>Sold Date:</b> 04/09/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 17 |                                                                               |                                                                                                                | <b>Sold: \$2,840,000</b><br><b>List: \$2,850,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 100 |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                                  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>25 x 174.15 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 2<br><b>Bedrooms:</b> 2 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x3xLower | <b>Dir/Cross St:</b> W. of Yonge St./N. of St. Clair <b>Directions:</b> Use GPS                |

|                                                     |                        |
|-----------------------------------------------------|------------------------|
| <b>MLS#:</b> C12912152                              | <b>PIN#:</b> 211890189 |
| <b>Legal:</b> Plan 890, of Lot 52 RP 63R1590 Part 3 |                        |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Year Built:</b> 1980<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, Garburator, Water Heater<br><b>Security Feat:</b> Alarm System | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Accessibility:</b> Stair Lift<br><b>Feat:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                |                |
|----|-----------|-------|-------------|------------|--------------------|----------------|----------------|
| 1  | Foyer     | Main  | 20.01       | x 8.99     | Double Closet      | Marble Floor   | 2 Pc Bath      |
| 2  | Living    | Main  | 19.65       | x 19.16    | Gas Fireplace      | Hardwood Floor | Bay Window     |
| 3  | Dining    | Main  | 16.99       | x 11.15    | Formal Rm          | Marble Floor   | Window         |
| 4  | Kitchen   | Main  | 18.18       | x 9.68     | Granite Counter    | Marble Floor   | Eat-In Kitchen |
| 5  | Breakfast | Main  | 11.32       | x 9.09     | Combined W/Kitchen | Marble Floor   | Bay Window     |
| 6  | Prim Bdrm | 2nd   | 25.16       | x 16.99    | B/I Closet         | Broadloom      | 5 Pc Ensuite   |
| 7  | 2nd Br    | 2nd   | 19          | x 15.16    | Double Closet      | Broadloom      | 4 Pc Ensuite   |
| 8  | Rec       | Lower | 20.01       | x 19       | Gas Fireplace      | Broadloom      | W/O To Garage  |
| 9  | Br        | Lower | 12.17       | x 11.15    | Closet             | Broadloom      | 3 Pc Bath      |
| 10 | Laundry   | Lower | 11.52       | x 6.43     | Laundry Sink       |                |                |
| 11 | Cold/Cant | Lower | 13.68       | x 7.09     |                    |                |                |
| 12 | Furnace   | Lower | 10.5        | x 7.25     |                    |                |                |
| 13 | Other     | Lower | 20.01       | x 11.68    | Access To Garage   |                |                |

**Client Remks:** This stunning two-storey home offers a modern design with clean architectural lines. The elevated front entrance is reached by a beautiful set of stone steps, framed by landscaped greenery and mature trees that create a private threshold into an elegant home. This thoughtfully designed home offers spacious living across three well-planned levels, combining elegant entertaining areas with comfortable family spaces. The interior offers approximately 2,592 sq.ft. plus an additional 1,068 sq.ft. in the lower level. The main floor features a welcoming layout with a formal dining room, a sun-filled kitchen with eat-in area, a convenient powder room and an oversized living room highlighted by soaring ceilings and wall-to-wall windows overlooking the beautifully landscaped backyard. The second floor includes a generously sized primary suite connected to a spa-like ensuite bath with a soaker tub and a steam shower. A spacious 2nd bedroom with ample closet space and a full bathroom complete this level. The lower level offers exceptional versatility with a large recreation room, an additional 3rd bedroom, full bath, direct access to the attached garage and a walk-out to a deep backyard offering a tranquil retreat perfect for entertaining. This level provides the perfect space for a family room, guest/teen/nanny suite, or home office. This home offers the perfect blend of quiet residential living and convenient city access. Walking distance to Yonge/St Clair, Forest Hill Village, parks, TTC. Minutes from the best public schools (Brown, Cottingham, Deer Park), private schools (UCC, BSS, De La Salle), Badminton & Racquet Club, walking trails, boutique shopping, and acclaimed restaurants. Easily accessible to Yorkville, ROM, hospitals and the downtown financial district.\*Exterior photos have been virtually enhanced.

**Inclusions:** KitchenAid refrigerator, Thermador four-burner gas stove, KitchenAid double wall ovens, microwave, Miele dishwasher, KitchenAid garburator, Whirlpool washer, KitchenAid dryer, all existing window coverings, electric light fixtures, central vacuum system plus existing attachments, garage door openers, front and back yard sprinkler system, front and back exterior lighting, 2x chair lifts, owned hot water tank, alarm system, and video security system with exterior cameras.

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



|                                                                                                                                                                                                                            |                                                                                  |                                                                                                           |                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>13 Balmoral Ave</b><br><b>Toronto Ontario M4V 1J5</b><br>Toronto C02 Yonge-St. Clair Toronto<br><b>Taxes:</b> \$13,075.87/2025<br><b>Sold Date:</b> 05/01/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 4 |                                                                                  |                                                                                                           | <b>Sold: \$2,780,000</b><br><b>List: \$2,999,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 93 |
| Semi-Detached<br><b>Link:</b><br>3-Storey                                                                                                                                                                                  | <b>Fronting On:</b> S<br><b>Acreage:</b><br>17.06 x 107.66 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 4<br>1x2xMain, 1x4x2nd, 1x5x3rd,<br>1x3xBsmt | <b>Dir/Cross St:</b> Yonge St/Balmoral Ave <b>Directions:</b> Yonge St/Balmoral Ave           |

**MLS#:** C13046934      **PIN#:** 211910283  
**Legal:** PT LT 7, 10 PL703 DEER PARK PT 10 & 11 64R14491 ; S/T CA380839 ; T/W AND S/T CA407344 CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 3000-3500<br><b>Roof:</b> Rolled, Other<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School<br><b>Interior Feat:</b> Central Vacuum | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                |
|---|-----------|-------|-------------|------------|----------------|------------------|----------------|
| 1 | Living    | Main  | 14.14       | x 13.78    | Hardwood Floor | Coffered Ceiling | W/O To Balcony |
| 2 | Dining    | Main  | 14.14       | x 12.34    | Hardwood Floor | Coffered Ceiling | Open Concept   |
| 3 | Kitchen   | Main  | 20.11       | x 9.35     | Hardwood Floor | Modern Kitchen   | Breakfast Area |
| 4 | 2nd Br    | 2nd   | 19.98       | x 14.21    | Broadloom      | Fireplace        | Picture Window |
| 5 | 3rd Br    | 2nd   | 19.42       | x 14.21    | Broadloom      | Double Closet    | Large Window   |
| 6 | Prim Bdrm | 3rd   | 19.59       | x 14.21    | Hardwood Floor | W/I Closet       | 5 Pc Ensuite   |
| 7 | Rec       | Lower | 19          | x 14.21    | Laminate       | W/O To Yard      | Murphy Bed     |

**Client Remks:** This stunning and luxurious semi-detached is located in the prestigious Summerhill neighbourhood. Walk into an elegant grand foyer which opens up to a beautifully designed and decorated living and dining room. Renovated and updated with top quality materials showcase the pride of ownership in this grand home. With high ceilings throughout, at the heart of the home is a chef's dream gourmet kitchen featuring a custom built-in Gaggenau French Door Fridge and La Cornue French 5-Burner Gas Stove. This family-sized kitchen also boasts granite countertops, custom cabinetry and opens up to a Juliet balcony. The main level has a walkout to a large balcony overlooking a fully fenced backyard oasis in the heart of the city. On the upper levels you will find three spacious bedrooms including a private Primary bedroom with a lavish 5-piece ensuite featuring Brazilian granite walled shower and counter with garnet inclusions, and heated floors for spa-like comfort year-round. The custom walk-in closet and built-ins within the bedroom are made of Exotic Wood Veneers with Cherry Frames. The Onyx Stone Step leads to the Primary Bedroom Balcony which offers a beautiful view of the CN tower and city. The skylight over stairs on the upper level provides a warm and bright interior showcasing the newer hardwood floors. The lower level can be used for multiple purposes, including a recreation room, home office, gym, or a fourth bedroom which includes custom California closets and a built-in Murphy bed. Enjoy a convenient walkout to a tranquil garden and covered stone deck. Located close to all amenities, including public transit, shopping, private and public schools, restaurants, and highways, this exceptional property offers it all!

**Inclusions:** B/I Gaggenau Fridge/Freezer, La Cornue 5-Burner Gas Stove, Newer B/I Panasonic Microwave Oven, Newer Kitchenaid B/I Dishwasher, Newer Electrolux Washer/Dryer, Newer Furnace, Custom California Closets and B/I Murphy Bed, Upgraded ELF's, Custom Window Coverings/Rubelli Velvet Curtains in Primary Bedroom, CAC, CVAC & Attachments, HWT, EGDO

**Listing Contracted With:** EXP REALTY **Ph:** 866-530-7737



|                                                                                                                                                                                                                            |                                                                               |                                                                                                                        |                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>78 Balmoral Ave</b><br><b>Toronto Ontario M4V 1J4</b><br>Toronto C02 Yonge-St. Clair Toronto<br><b>Taxes:</b> \$14,847.47/2026<br><b>Sold Date:</b> 06/12/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 2 |                                                                               |                                                                                                                        | <b>Sold: \$3,200,000</b><br><b>List: \$3,294,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 97 |
| Semi-Detached<br><b>Link:</b><br>3-Storey                                                                                                                                                                                  | <b>Fronting On:</b> N<br><b>Acreage:</b><br>22.47 x 107 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 4<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 5<br>1x2xMain, 1x5x2nd, 1x3x2nd,<br>1x5x3rd, 1x4xBsmt | <b>Dir/Cross St:</b> Yonge & Balmoral <b>Directions:</b> West of Yonge, East of Avenue        |

**MLS#:** C13424516      **PIN#:** 211910136  
**Legal:** PT LT 40 PL 703 DEER PARK PT 5-8, 64R16056; T/W & S/T CA727016; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment / Fin W/O / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Year Built:</b> 1999<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Cedar, Metal, Shingles, Flat<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Carport / 1<br><b>Drive:</b> Covered<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Fireplace/Stove, Park, Public Transit, School<br><b>Exterior Feat:</b> Lawn Sprinkler System, Lighting, Patio, Landscaped, Landscape Lighting<br><b>Interior Feat:</b> Accessory Apartment, On Demand Water Heater, Bar Fridge, Carpet Free, Central Vacuum, Built-In Oven, Guest Accommodations, In-Law Suite, In-Law Capability, Ventilation System, ERV/HRV | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Room | Level | Length (ft) | Width (ft) | Description |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|-------------|------------|-------------|
| <b>Client Remks:</b> A rare offering in the heart of Deer Park, this fully reimagined semi-detached residence blends timeless architecture with sophisticated modern design across nearly 3,400 sq ft of beautifully finished living space. Set on a rare 22.47-foot wide lot, the home offers soaring ceiling heights, extraordinary natural light, 4+1 bedrooms, 5 bathrooms, 2 private terraces, rear carport parking with EV charging capability, and a fully self-contained lower level suite ideal for extended family, guests, nanny accommodations, or exceptional additional living space. Designed for both elegant entertaining and everyday family living, the spectacular Scavolini kitchen is anchored by a dramatic 12-foot Laminam waterfall island and premium integrated JennAir and Miele appliances, flowing seamlessly into stunning principal rooms filled with warmth, light, and architectural character. A custom three-storey staircase crowned by a skylight creates a striking focal point, while luxurious finishes throughout include heated ensuite floors, built-in Bowers & Wilkins speakers, architectural lighting, and a Norwegian Jotul gas fireplace. Situated on one of Midtown Toronto's most coveted streets, steps to Yonge & St. Clair, parks, ravines, transit, shops and restaurants, and within the coveted Brown Junior Public School catchment. Also ideally positioned near some of Toronto's top private schools including Upper Canada College, The Bishop Strachan School, and The York School. Completely turnkey and beautifully executed from top to bottom, this is the kind of home buyers wait years to find. Experience 78 Balmoral Avenue in person.<br><b>Inclusions:</b> Jennair induction cooktop with downdraft blower, Jennair built-in wall oven, Jennair built-in microwave, Jennair 24" built-in beverage refrigerator, Jennair 36" built-in refrigerator, Miele built-in dishwasher, Samsung all-in-one washer/dryer. All basement appliances including stainless steel refrigerator, stainless steel hood fan, stainless steel range, stainless steel dishwasher, stacked clothes washer and dryer & electric fireplace. All electrical light fixtures, all window coverings, murphy bed in 2nd bedroom. |      |       |             |            |             |
| <b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION <b>Ph:</b> 416-489-2121                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |       |             |            |             |



|                                                                                                                                                                                                                          |                                                                              |                                                                                                        |                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>126 Farnham Ave</b><br><b>Toronto Ontario M4V 1H4</b><br>Toronto C02 Yonge-St. Clair Toronto<br><b>Taxes:</b> \$16,937/2025<br><b>Sold Date:</b> 02/22/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 25 |                                                                              |                                                                                                        | <b>Sold: \$3,216,000</b><br><b>List: \$3,495,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 92 |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                                | <b>Fronting On:</b> N<br><b>Acreage:</b><br>25 x 133.9 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x3xLower | <b>Dir/Cross St:</b> St Clair & Avenue Rd <b>Directions:</b> St Clair & Yonge                 |

**MLS#:** C12736146      **PIN#:** 211910271  
**Legal:** PT LT 20 PL 1287 AVENUE HILL PT 2 64R16891

|                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 3000-3500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove, Park, Public Transit, School<br><b>Interior Feat:</b> Countertop Range, Built-In Oven | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                   |                 |
|----|-----------|-------|-------------|------------|----------------|-------------------|-----------------|
| 1  | Foyer     | Main  | 13.58       | x 6.43     | Double Closet  | Wainscoting       | 2 Pc Bath       |
| 2  | Living    | Main  | 17.32       | x 12.99    | Hardwood Floor | Bay Window        | Recessed Lights |
| 3  | Dining    | Main  | 16.5        | x 14.24    | Hardwood Floor | Combined W/Living | Crown Moulding  |
| 4  | Kitchen   | Main  | 16.93       | x 8.5      | Breakfast Bar  | Combined W/Family | W/O To Yard     |
| 5  | Family    | Main  | 22.24       | x 11.58    | Hardwood Floor | Gas Fireplace     | B/I Desk        |
| 6  | Prim Bdrm | 2nd   | 16.34       | x 12.4     | Hardwood Floor | W/I Closet        | Vaulted Ceiling |
| 7  | Bathroom  | 2nd   | 0           | 0          | 5 Pc Ensuite   | Separate Shower   | Soaker          |
| 8  | 2nd Br    | 2nd   | 14.5        | x 9.84     | Hardwood Floor | Double Closet     | Semi Ensuite    |
| 9  | 3rd Br    | 2nd   | 14.5        | x 9.84     | Hardwood Floor | Double Closet     | Semi Ensuite    |
| 10 | Bathroom  | 2nd   | 0           | 0          | 4 Pc Ensuite   | Double Sink       | Separate Shower |
| 11 | Family    | Lower | 19.75       | x 18.93    | Walk-Out       | Gas Fireplace     | Broadloom       |
| 12 | Bathroom  | Lower | 0           | 0          | 3 Pc Bath      | Tile Floor        | Separate Shower |

**Client Remks:** Built in 2002 with an unwavering commitment to scale and light, this approximately 3,250 square foot home sits on one of Summerhill's most sought-after streets. Extra-wide semi-detached home on a generous 25' x 133' lot, ideal for families and downsizers who seek urban amenities in a residential setting. Entertain in style. The main floor is a masterclass in elegant and timeless design, featuring soaring ceilings and a seamless open-concept flow. The updated chef-inspired kitchen and family room serve as the heart of the home, offering an expansive wall of windows overlooking a private garden. Retreat to the primary suite, featuring a renovated spa-like ensuite complete with a soaking tub, heated floors, and a steam shower, designed for ultimate relaxation. Two equal-sized bedrooms with a 4-piece Jack-and-Jill bathroom flank the back of the home and are ideal for your kids and grandkids alike. The lower level defies standard expectations with impressive 10-foot ceilings and a rare walk-out to the garden, creating a bright and versatile space for a media room or private guest suite. Complete with a one-car garage and a private driveway for two additional cars-a true luxury in Canadian winters. Just steps from De La Salle, The York School, Brown P.S., "The Five Thieves", restaurants, Summerhill LCBO, and the ravine trails.

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



|                                                                      |  |                     |                   |                                          |  |
|----------------------------------------------------------------------|--|---------------------|-------------------|------------------------------------------|--|
| 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,<br>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

|                                     |                                                 |                                      |
|-------------------------------------|-------------------------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1                  | <b>Exterior:</b> Brick                          | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> N                    | <b>Gar/Gar Spcs:</b> None / 0                   | <b>Cable TV:</b>                     |
| <b>Basement:</b> Finished / Walk-Up | <b>Drive:</b> Front Yard Parking                | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y             | <b>Drive Park Spcs:</b> 2                       | <b>Water:</b> Municipal              |
| <b>Heat:</b> Radiant / Gas          | <b>Tot Prk Spcs:</b> 2                          | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air             | <b>UFFI:</b>                                    | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No              | <b>Pool:</b> None                               | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>                     | <b>Prop Feat:</b> Fireplace/Stove, Park, Public | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 2500-3000          | Transit, Ravine, Wooded/Treed                   | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Shingles               | <b>Interior Feat:</b> Other                     | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Concrete         |                                                 | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> POTL:            |                                                 | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>                 |                                                 | <b>Survey Type:</b> Unknown          |
| <b>Laundry lev:</b> Lower           |                                                 | <b>Spec Desig:</b> 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