

			241 Erskine Ave Toronto Ontario M4P 1Z6 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,682.20/2024 Sold Date: 06/23/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,600,000 List: \$1,549,000 For: Sale % Dif: 103		
Detached Link: N 2-Storey			Fronting On: S Acreage: 28.5 x 87.99 Feet Irreg:			Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x4xLower		
Dir/Cross St: Mount Pleasant & Eglinton			Directions: Via google maps					
MLS#: C12225338			PIN#: 103620392					
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Alum Siding / Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig: Hydro: Phone: Municipal Sewers Shed Available Other		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	11.84	x 2.99	Closet	O/Looks Living	Tile Floor	
2	Living	Main	16.17	x 12.01	Fireplace	Skylight	Parquet Floor	
3	Dining	Main	13.48	x 13.16	O/Looks Living	2 Pc Bath	Parquet Floor	
4	Kitchen	Main	19.49	x 16.01	Centre Island	Breakfast Area	W/O To Garden	
5	Prim Bdrm	2nd	13.16	x 11.75	Double Closet	Picture Window	Hardwood Floor	
6	2nd Br	2nd	11.42	x 11.15	Double Closet	Picture Window	Hardwood Floor	
7	3rd Br	Main	10.93	x 10.93	Double Closet	O/Looks Garden	Hardwood Floor	
8	Rec	Lower	24.02	x 16.08	Above Grade Window	W/I Closet	Hardwood Floor	
Client Remks: A Sherwood Park surprise! Larger than it appears, this detached three-bedroom home on Erskine Avenue offers its next owner a surprisingly large and interactive floor plan, three huge bedrooms, a deep basement with a separate entrance, and a private driveway for two cars! Located on the dead-end portion of Erskine Avenue and within a lovely and tight-knit enclave of residents, you will be forever grateful that you selected this community for your family. Built in 1924 and owned by the same occupants since 1982, 241 Erskine Avenue has been lovingly enjoyed, improved and cared for with great detail throughout. The main floor is completely filled with light from the front and back floor-to-ceiling windows. The living room is huge, centered upon a large wood burning fireplace, and overlooked by the front foyer and the dining room which lie adjacent to it. The kitchen is lined with a abundance of cabinetry lined with rift-cut oak fronts, and offers three large counter surfaces including a centre island with quartz countertop. A dedicated breakfast area adjacent to the kitchen overlooks the back garden, and a cleverly designed built-in desk nook provides a perfect home office space within easy reach. On the second floor, three large bedrooms all have double closets with built-in inserts, large picture windows, and all share access to the five-piece bathroom that lies at the top of the stairs. An additional skylight on the landing continues the exposure of natural light and while the pots and pendant fixtures have been replaced in the home, they are seldom needed when the sun is up. The lower level's ceilings are consistently 7'2" with above grade windows, a huge rec room, bathroom and four separate storage areas. The gardens front and back have been designed to maximize their function and privacy. There is a large deck at the back for dining and lounging, and sight lines carry through neighbour's gardens vs looking into a neighbour's home.								
Extras:								
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191								


42 Sherwood Ave
Toronto Ontario M4P 2A7
Sold: \$1,675,000**List: \$1,750,000**

Toronto C10 Mount Pleasant East Toronto

Taxes: \$8,705/2024**For:** Sale**% Dif:** 96**Sold Date:** 06/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

Fronting On: N**Rms:** 0**Link:** N**Acreage:****Bedrooms:** 0

2-Storey

25.58 x 185 Feet

Washrooms: 0**Irreg:****Dir/Cross St:** Yonge & Sherwood **Directions:** West of Mt. Pleasant/East of Yonge**MLS#:** C12197350**PIN#:** 211370283

Kitchens:	0	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Other / Other	Tot Prk Spcs:	1	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1942			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Year:	1985
Assessment:	2024 POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome To 42 Sherwood Avenue, A Rare And Valuable Opportunity In One Of Toronto's Most Desirable Neighborhoods To Renovate Or Build Your Dream Home In The Heart Of Sherwood Park! Set On A Premium Lot, This Property Has Been Completely Guttred And Is Being Offered As-Is Where-Is, Ready For Your Vision Whether That Means A Top-To-Bottom Renovation And Addition Or A Brand-New Custom Build. Surrounded By Tree-Lined Streets, Top-Rated Schools Such As Blythwood Junior Public School (JK-6), Glenview Senior Public School (7-8), Northern Secondary School (9-12), And North Toronto Collegiate Institute (9-12), And Steps From Yonge Streets Vibrant Shops And Transit, This Address Combines Urban Convenience With Quiet Residential Charm. The Lot Offers Excellent Frontage And Depth, Providing A Versatile Footprint For A Luxury Home Project In A Community Known For Its Enduring Value. Whether You're A Builder, Investor, Or Homeowner With A Dream, This Is Your Chance To Create Something Truly Special In An A+ Location.					
Extras: Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000					


390 Roehampton Ave E
Toronto Ontario M4P 1S4

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,491.89/2024**For:** Sale**Sold:** \$1,680,000**List:** \$1,499,000**Sold Date:** 02/24/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: N**Rms:** 8 + 7**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

29.54 x 100.3 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Roehampton Ave & Mt. Pleasant Rd**Directions:** Roehampton Ave & Mt. Pleasant Rd**MLS#:** C11978832**PIN#:** 103630106

Kitchens:	1 + 1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Wood	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Fenced Yard,	Retirement:	
Apx Sqft:	1500-2000		Fireplace/Stove, Hospital, Park, Place Of	Farm/Agr:	
Assessment:	POTL:		Worship, Public Transit, School	Oth Struct:	Fence - Full
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.09	x 4.66	Hardwood Floor	Window	
2	Living	Main	11.48	x 13.91	Combined W/Dining	Hardwood Floor	Fireplace
3	Dining	Main	12.11	x 13.91	Combined W/Living	Hardwood Floor	Large Window
4	Br	Main	19	x 11.09	Hardwood Floor	Sliding Doors	W/O To Deck
5	Kitchen	Main	11.25	x 8.92	Laminate	Breakfast Area	Window
6	Prim Bdrm	2nd	20.57	x 12.4	Hardwood Floor	W/O To Balcony	Large Window
7	2nd Br	2nd	20.57	x 13.68	Hardwood Floor	Large Window	Closet
8	Bathroom	2nd	10.43	x 10.33	4 Pc Ensuite	Whirlpool	Separate Shower
9	Kitchen	Bsmt	14.34	x 8.5	Vinyl Floor	Combined W/Dining	Pantry
10	Great Rm	Bsmt	18.24	x 13.25	Laminate	Combined W/Br	Window
11	Bathroom	Bsmt	6.33	x 20.01	3 Pc Ensuite	Separate Shower	Vinyl Floor
12	Laundry	Bsmt	0	0	Laundry Sink	Combined W/Workshop	Above Grade Window
13	Furnace	Bsmt	18.24	x 18.08	Concrete Floor	Combined W/Laundry	Above Grade Window
14	Pantry	Bsmt	0	0	Concrete Floor		
15	Bathroom	Main	6.17	x 5.51	3 Pc Bath	Ceramic Floor	Ceramic Back Splash

Client Remks: This charming 3+1bed, detached home in Mount Pleasant East, seamlessly blends historic character with modern amenities. The private driveway ensures convenient parking, a coveted feature in this vibrant neighborhood, just a short walk to the local schools and family-friendly amenities. Upon entering, you're greeted by a cozy living and dining area, where sunlight filters through large windows, highlighting the elegant architectural details. The wood-burning fireplace adds warmth, creating an inviting space for family gatherings or intimate dinners. The functional kitchen boasts direct access to the dining room. A versatile bedroom on this level features its own walkout to the backyard, offering flexibility for guests or converting it to a family room or study/office. A 3pc bathroom completes this floor, enhancing its practicality. The main floor inside walls are not retaining walls and can be removed to make any renovation desired, allowing for a fully customizable open-concept layout. The primary bedroom stands out with direct access to a private deck overlooking the backyard, a personal retreat for relaxation. A spacious five-piece bathroom featuring classic finishes and a jacuzzi tub adds a touch of luxury to this level. The finished basement, accessible via a separate entrance, presents a self-contained suite with a comfortable bedroom, kitchenette, and three-piece bathroom. This space offers versatility, whether envisioned as an in-law suite, rental opportunity, or additional living area. With the potential for a steady rental income, this suite could be a significant return on investment. The fully fenced 100-foot-deep backyard serves as a private sanctuary, a rare find in the City's core. It's ideal for entertaining, children's play, or simply unwinding amidst nature, offering a sense of security and peace that is hard to come by in the City. Don't miss the chance to schedule your private viewing today and envision the possibilities this home has to offer

Extras:**Listing Contracted With:** ROYAL LEPAGE RCR REALTY 905-857-0651



572 Roehampton Ave
Toronto Ontario M4P 1S6
Toronto C10 Mount Pleasant East Toronto
Taxes: \$8,018.39/2024 **For:** Sale **% Dif:** 99
Sold Date: 04/08/2025
SPIS: N **Last Status:** SLD **DOM:** 14

Sold: \$1,685,000
List: \$1,699,000

Detached
Link: N
2-Storey

Fronting On: E
Acreage:
32.5 x 84 Feet
Irreg:

Rms: 8
Bedrooms: 4
Washrooms: 2
1x4x2nd, 1x3xBsmt

Dir/Cross St: Eglinton Ave East and Bayview Ave
Directions: Eglinton Ave East and Bayview Ave

MLS#: C12041141

PIN#: 103640121

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Electric
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
Family Room, Fireplace/Stove,
Grnbelt/Conserv, Hospital, Park, Public
Transit, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.29	x 12.07	Open Concept
2	Dining	Main	13.68	x 9.71	Combined W/Kitchen
3	Kitchen	Main	11.65	x 12.17	Family Size Kitchen
4	Prim Bdrm	2nd	11.52	x 9.71	Large Window
5	2nd Br	2nd	10.37	x 9.84	Large Window
6	3rd Br	2nd	10.33	x 8.69	Window
7	4th Br	2nd	9.06	x 9.88	Large Window
8	Rec	Bsmt	10.07	x 10.7	Open Concept
9	Laundry	Bsmt	4.79	x 9.51	Separate Rm
10	Foyer	Main	11.68	x 12.01	Walk-Up

Client Remks: Stunning Family Home In The Highly Sought-after Mount Pleasant East Neighborhood, Known For Its Top-Rated Schools! This Charming 4-bedroom, 2-bathroom Home Features A Versatile Basement, Perfect For Recreation Use Or As A Home Office Area. Thoughtfully Renovated In 2017, It Boasts A Modern Kitchen With Stainless Steel Appliances, Upgraded Flooring, Stylish Window Coverings, And A Beautifully Updated Second-floor Bathroom. Additional Home Features Include A Side Door Entrance From The Inside of the House that Leads to the Backyard, Custom Disposable Under Counter Pull-out Bins, New LED Valance Lighting In The Kitchen (2025), Upgraded Roof Insulation And Shingles (2024), Repainted Basement Bathroom (2024) and Main Floor Ceilings (2025), An Enhanced Lawn Irrigation System, And A Total of 3 Car Parking Spaces. Enjoy A Cozy, Low-Maintenance Backyard Perfect For Relaxation And Outdoor Entertainment! The Property Is Situated Just Steps From Parks, Metro Grocery Store, Banks, Public Transit, Restaurants, Church, And The Future Eglinton Crosstown LRT Set To Open in Fall 2025. This Home Is Surrounded By Many Luxury Nearby Amenities Such As The High Rated Private Granite Club, Distinctive Private Schools Such As Crescent School and Toronto French School - Canada's International School, Top #2 Ranked in Canada the Sunnybrook Health Sciences Centre, York University Glendon Campus, Easy Access To Bayview Avenue, And The DVP Highway. ****EXTRAS**** Stainless Steel Appliances: Gas Range Cooktop with Oven, Rangehood, Refrigerator, and Dishwasher. Clothes Washer and Dryer Machines (2023), Garage Door Opener and System, Irrigation System, Pergola, Existing Electrical Light Fixtures and Window Coverings.

Extras:
Listing Contracted With: [RE/MAX HALLMARK REALTY LTD.](#) 416-486-5588



416 Roehampton Ave			Sold: \$1,720,000		
Toronto Ontario M4P 1S4			List: \$1,499,000		
Toronto C10 Mount Pleasant East Toronto					
Taxes: \$9,355.98/2024			For: Sale		% Dif: 115
Sold Date: 03/26/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Detached		Fronting On: N		Rms: 7 + 3	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		35 x 105 Feet		Washrooms: 5	
		Irreg:		1x5x2nd, 1x4x2nd, 1x2xMain,	
		Easement on 1939 survey.		1x2xBsmt, 1x1xBsmt	
		Spk to LA.			
Dir/Cross St: Btwn Mt. Pleasant & Bayview Directions: Btwn Mt. Pleasant & Bayview					

MLS#: C12030693	PIN#: 103630118
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Private		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 3		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 4		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: Y		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built: 1939		Central Vacuum, Family Room,		Farm/Agr:	
Yr Built Source: MPAC		Fireplace/Stove		Oth Struct:	
Apx Sqft:				Survey Year: 1939	
Assessment: POTL: N				Survey Type: Available	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Upper					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 13.16	Hardwood Floor	Pot Lights	Marble Fireplace
2	Dining	Main	14.53	x 12.8	Hardwood Floor		
3	Kitchen	Main	13.98	x 12.34	W/O To Deck		
4	Family	Main	10.73	x 7.12	Hardwood Floor		
5	Prim Bdrm	2nd	19.85	x 10.14	W/I Closet	Ensuite Bath	
6	2nd Br	2nd	12.7	x 9.84	Double Closet		
7	3rd Br	2nd	10.6	x 9.61	Double Closet		
8	Rec	Bsmt	25.39	x 17.29	Hardwood Floor		

Client Remks: Detached gem in prime Midtown. Walk to top schools & transit! Nestled on a sought-after street just steps from Northern Secondary and North Toronto Collegiate, this spacious detached brick home offers the perfect blend of location, size, and potential. With 3 bedrooms, 4 bathrooms, and a private drive for 3+ cars as well as an oversized garage, this home is ideal for families looking to settle in a vibrant neighbourhood. The main floor is bright and airy, featuring an open-concept living and dining area, perfect for entertaining. The oversized kitchen boasts a Sub-Zero fridge, ample workspace, and a breakfast area with a walkout to the deck and fenced backyard. Updates are needed but the space is there! Upstairs, the primary bedroom features a 5-piece ensuite ready for your personal touch. Two additional bedrooms, a 4-piece bath, and convenient second-floor laundry (goodbye, basement schlepping!) complete the level. The high, dry basement is full of surprises: a bar, a powder room, sauna, and separate shower add to the home's unique appeal. The oversized garage provides even more storage and parking options. Back at the office downtown? No problem - you're just a 15-minute walk to Eglinton Station (Line 1) and an 8-minute walk to the upcoming Mt. Pleasant Station (Line 5)! With top-tier schools, transit, and amenities at your doorstep, this home is a great North Toronto find!							
Extras:							
Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090							



130 Banff Rd
Toronto Ontario M4P 2P5
 Toronto C10 Mount Pleasant East Toronto
Taxes: \$8,698/2024 **For:** Sale **% Dif:** 109
Sold Date: 04/08/2025
SPIS: N **Last Status:** SLD **DOM:** 8

Sold: \$1,850,000
List: \$1,698,000

Detached **Fronting On:** E **Rms:** 13
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 100 Feet **Washrooms:** 4
Irreg: 1x3, 1x4, 1x3, 1x2
Dir/Cross St: N. Of Eglinton **Directions:** Banff Rd

MLS#: C12050672

PIN#: 103640240

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: Attached / 1	Gas: Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Phone:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply: Municipal
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat:	Retirement:
Apex Sqft: 1500-2000	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.56	x 24.11	Bay Window	Sunken Room	2 Pc Bath
2	Dining	Ground	10.73	x 13.16	O/Looks Family	Raised Rm	
3	Family	Ground	18.83	x 10.7	W/O To Deck	Gas Fireplace	Skylight
4	Kitchen	Ground	7.78	x 12.5	Renovated	Galley Kitchen	
5	Prim Bdrm	2nd	10.73	x 12.89	3 Pc Ensuite	His/Hers Closets	Broadloom
6	Br	2nd	9.51	x 14.4	Broadloom		
7	Br	2nd	8.99	x 14.4	Broadloom		
8	Rec	Bsmt	18.8	x 23.36	Broadloom	3 Pc Bath	Fireplace
9	Other	Bsmt	7.78	x 10.04	Laundry Sink		

Client Remks: Beautiful immaculately maintained & updated detached 3-bed, 4-bath home, w/ garage & private backyard. The stunning oversized front door leads into a light-filled interior with gleaming cherry hardwood floors throughout the main. Sunken living room & separate family room provide ample space for relaxation & entertaining. Galley kitchen w/ stainless steel appliances, an undermounted sink, sleek stone countertops, & beautiful cabinetry w/ undermounted lighting. Track lighting & pot lights throughout. Cozy gas fireplace in the family room. Convenient main floor powder room. The switchback staircase at the center of the home is bathed in natural light from large skylight overhead. Upstairs carpeting in great condition. Spacious primary bedroom boasts a walk-through closet w/ tasteful built-ins, ceiling fan & an updated 3-piece ensuite bath. 2nd & 3rd bedrooms include mirrored closets & ceiling fans. Both bedrooms offer lovely views of the surrounding neighborhoods unique topography. Updated full bath with deep soaker tub, stone countertops & a stylish sliding glass barn door adding a modern touch. The house is equipped with a central vac system for easy cleaning. Finished basement is fully carpeted & includes a 3-piece bath w/ shower enclosure, a cozy wood-burning fireplace & 8-foot ceilings. Basement also offers a laundry sink, ample storage space & direct garage access. Garage is equipped w/ garage door opener, remote & shelving for added storage. The property is beautifully landscaped both front & rear, with stone accents & irrigation system. Backyard is perfect for entertaining w/ a covered BBQ area, large garden shed & a stunning magnolia tree. Beautiful stone driveway. Storage under the front porch for garbage bins. Freshly painted from top to bottom, this home is located in the highly desirable Northlea Public School district, surrounded by multi-million dollar homes. Steps to the gorgeous Sherwood Park & soon to be open Bayview & Eglinton LRT.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850


17 Cardiff Rd
Toronto Ontario M4P 2N6

Toronto C10 Mount Pleasant East Toronto

Taxes: \$9,727.93/2024**For:** Sale**Sold:** \$2,400,000**List:** \$2,495,000**Sold Date:** 05/01/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

Fronting On: E**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

30 x 104 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Mount Pleasant & Eglinton Ave E**Directions:** Mount Pleasant & Eglinton Ave E**MLS#:** C12083180**PIN#:** 103640216

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1988	Fenced Yard, Fireplace/Stove, Park, Place		Farm/Agr:	
Yr Built Source:	MPAC	Of Worship, Public Transit, School		Oth Struct:	Garden Shed
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	18.54	x 9.97	Hardwood Floor	Glass Block Window	Combined W/Living
2	Living	Ground	21.62	x 13.42	Hardwood Floor	Fireplace	Sliding Doors
3	Kitchen	Ground	13.55	x 7.61	Stainless Steel Appl	Hardwood Floor	Backsplash
4	Breakfast	Ground	13.39	x 8.1	Hardwood Floor	Window	B/I Desk
5	Prim Bdrm	2nd	17.22	x 13.39	3 Pc Ensuite	W/I Closet	Window
6	2nd Br	2nd	13.29	x 13.91	Double Closet	O/Looks Frontyard	Window
7	3rd Br	2nd	10.7	x 11.58	Double Closet	O/Looks Frontyard	Window
8	Laundry	2nd	4.72	x 6.5	Laundry Sink		
9	Rec	Bsmt	21.62	x 13.06	Hardwood Floor	Fireplace	W/O To Yard
10	4th Br	Bsmt	9.68	x 9.12	Closet	Window	
11	Cold/Cant	Bsmt	8.01	x 5.81			

Client Remks: Welcome to 17 Cardiff Road a beautifully cared-for and thoughtfully upgraded home on a wide 30-foot detached lot in the highly sought-after Mount Pleasant East neighbourhood. Meticulously maintained by the current owners, this is a home you can move into with confidence and enjoy from day one. Step inside to a bright and welcoming interior, where every detail reflects pride of ownership. A premium Bauhaus front door sets the tone, while Bauhaus Liftslide doors at the rear connect the home to the garden. A striking glass block window spanning both floors floods the home with natural light and adds architectural interest. The modern kitchen features quartz countertops, custom cabinetry, built-in bench seating, and a compact desk nook ideal for light work-from-home needs. High-end appliances include a Wolf gas stove, Sub-Zero fridge, and Miele dishwasher. Upstairs, you'll find three bedrooms and two renovated bathrooms (2024), both with heated floors. A solar-powered skylight brightens the primary ensuite, while the second bathroom features its own skylight. An additional solar-powered skylight over the upstairs hallway fills the second floor with light. The primary bedroom includes walk-in closet with California custom-designed closet organizers. Additional bedrooms offer generous closet space. The lower level offers a cozy family room with Valor gas fireplace and walk-out to the garden, a flexible bonus room ideal as an office or guest space, a three-piece bath, and direct access to the garage. Enjoy a fully fenced backyard with perennial gardens and an Eastern Red Bud tree, and a professionally landscaped front yard featuring Magnolia, Japanese Red Maple, and Sugar Maple trees. A one-car garage with direct access to the home and private driveway parking for two cars add everyday convenience. Walk to local parks, cafes, Whole Foods, shopping, and transit. Future LRT nearby. In catchment for top-rated Northlea Elementary and Northern Secondary schools.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100


388 Broadway Ave
Toronto Ontario M4P 1X6

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$11,151.36/2024**For:** Sale**Sold:** \$2,400,000**List:** \$2,488,000**Sold Date:** 03/24/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

Fronting On: N**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

40 x 100 Feet

Washrooms: 4**Irreg:**1x5x2nd, 1x3x2nd, 1x2xMain,
1x3xBsmt**Dir/Cross St:** Bayview/Broadway **Directions:** Steps to Bayview**MLS#:** C12002422**PIN#:** 103620603

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Hospital, Park, Public		Oth Struct:	Garden Shed
POTL Mo Fee:		Transit, School		Survey Type:	Available
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 12.8	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Main	14.63	x 9.81	Hardwood Floor	Formal Rm	Crown Moulding
3	Kitchen	Main	15.29	x 12.04	Quartz Counter	Centre Island	Bar Sink
4	Family	Main	17.26	x 13.22	Hardwood Floor	W/O To Yard	Crown Moulding
5	Study	Main	10.76	x 10.43	Hardwood Floor	French Doors	South View
6	Prim Bdrm	2nd	14.63	x 15.81	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	11.32	x 12.83	Hardwood Floor	Double Closet	South View
8	3rd Br	2nd	11.32	x 12.76	Hardwood Floor	Double Closet	Ceiling Fan
9	4th Br	2nd	18.6	x 10.07	Hardwood Floor	Double Closet	North View
10	Rec	Bsmt	20.01	x 21.16	Broadloom	W/O To Garage	Separate Rm
11	Br	Bsmt	12.43	x 12.63	Hardwood Floor	Above Grade Window	Double Closet

Client Remks: Welcome to this stunning family home, ideally set on a rare 40 x 100 ft. lot in the sought-after Mt. Pleasant East neighbourhood. Lovingly maintained, it offers a beautiful mix of traditional charm and modern updates, perfect for a growing, active family. The inviting living room, with its' cozy gas fireplace and sun-soaked south-facing windows, creates a warm space to relax. A stylishly designed powder room adds a fun touch on the main floor. At the heart of the home, you'll find a bright, open-concept family room and kitchen that leads directly to a private backyard oasis with a deck, two natural gas connections, and ample storage. Upstairs, the kids' bedrooms are spacious, each with double closets, sharing a tastefully renovated main bath. The primary bedroom is a serene retreat with a walk-in closet and a luxurious 5-piece ensuite. The versatile basement includes a bedroom, bathroom, rec room, plenty of storage, and a separate entry/mudroom with access to the driveway. With almost 3,500 sq. ft. of finished living space and potential to expand, this home offers both immediate comfort and future possibilities. Don't miss the chance to experience all it has to offer!

Extras:**Listing Contracted With:** RE/MAX HALLMARK EMERSON GROUP REALTY LTD.416-690-2727


334 Keewatin Ave
Toronto Ontario M4P 2A5

Toronto C10 Mount Pleasant East Toronto

Taxes: \$14,237.16/2025**For:** Sale**% Dif:** 104**Sold Date:** 06/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: N**Rms:** 11 + 3**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

25 x 204 Feet

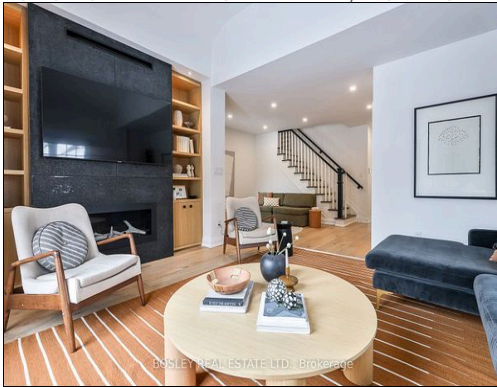
Washrooms: 4**Irreg:**1x5x3rd, 1x3x2nd, 1x2xMain,
1x4xBsmt**Dir/Cross St:** Mt Pleasant / Eglinton **Directions:** Mt Pleasant / Eglinton**MLS#:** C12177709**PIN#:** 103620212

Kitchens:	1	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	N
Apex Sqft:	3000-3500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	Gazebo
POTL Mo Fee:		School, Wooded/Treed		Survey Type:	Unknown
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.03	x 15.88	Fireplace	Hardwood Floor	O/Looks Dining
2	Dining	Main	15.98	x 11.58	Hardwood Floor	Walk Through	O/Looks Living
3	Kitchen	Main	23.75	x 10.5	Eat-In Kitchen	Hardwood Floor	O/Looks Backyard
4	Family	Main	9.25	x 7.87	Hardwood Floor	Walk-Out	Combined W/Kitchen
5	2nd Br	2nd	16.83	x 13.16	Hardwood Floor	B/I Desk	O/Looks Backyard
6	3rd Br	2nd	12.01	x 9.51	Hardwood Floor	Closet	Skylight
7	4th Br	2nd	12.27	x 9.68	Hardwood Floor	Closet	O/Looks Frontyard
8	5th Br	2nd	12.27	x 8.63	Hardwood Floor	Closet	O/Looks Frontyard
9	Prim Bdrm	3rd	18.77	x 16.34	Hardwood Floor	Fireplace	O/Looks Backyard
10	Bathroom	3rd	20.18	x 9.42	Tile Floor	Sauna	Soaker
11	Office	3rd	15.26	x 12.01	O/Looks Frontyard	Large Window	Hardwood Floor
12	Rec	Bsmt	16.73	x 10.5	Closet	4 Pc Ensuite	Skylight

Client Remks: Tucked away on a quiet, dead-end street and backing directly onto Sherwood Park, this rare turn-key 3-storey detached home offers over 3,000 sq. ft. of above-grade living on an incredible 25 x 204 ft lot in the heart of one of Toronto's most desirable neighbourhoods. Steps to the soon-to-be Eglinton Crosstown, minutes to Yonge Street, and surrounded by nature, this home offers plenty of space and value! Inside, you'll find 5 bedrooms, 4 bathrooms, and a functional floor plan designed for family life. The main level offers generous living and dining areas, an updated eat-in kitchen, and forest views from nearly every window: picture summer BBQs, fall colours, and total backyard privacy with no rear neighbours. The second floor is ideal for kids, with 4 bedrooms, a washroom, and a laundry room. Reimagine the rear bedroom as a versatile bonus room, suitable for a play area, study space, or teen lounge. The third-floor primary suite is a true escape, featuring treetop views, a fireplace, a spa bath with sauna and soaker tub, and a sunny home office. The finished basement adds even more flexibility, think home gym, guest suite, or media room. Live on a friendly street with annual community events, in a home that offers space, serenity, and smart long-term value. Move in, dream big, and make it your own. Sherwood Park living starts here!

Extras:**Listing Contracted With:** REAL ESTATE HOMEWARD 416-698-2090


27 Walder Ave
Toronto Ontario M4P 2R4

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,679.27/2024**For:** Sale**Sold:** \$2,520,250**List:** \$2,489,000**Sold Date:** 03/01/2025**% Dif:** 101**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: E**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 2

2-Storey

26 x 90 Feet


Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x3x2nd,
1x4xBsmt**Dir/Cross St:** Bayview & Eglinton **Directions:** Bayview & Eglinton**MLS#:** C11981126**PIN#:** 103640296

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.12	x 4.13	Double Closet	Closet Organizers	Hardwood Floor
2	Dining	Main	21.13	x 10.17	Combined W/Kitchen	Large Window	O/Looks Frontyard
3	Kitchen	Main	26.31	x 10.76	Combined W/Dining	Centre Island	B/I Range
4	Family	Main	10.07	x 21.26	O/Looks Backyard	Combined W/Living	
5	Living	Main	11.22	x 16.99	B/I Shelves	Gas Fireplace	W/O To Sundeck
6	Prim Bdrm	2nd	13.78	x 16.7	3 Pc Ensuite	W/I Closet	Closet Organizers
7	2nd Br	2nd	17.03	x 11.02	Closet Organizers	Double Closet	O/Looks Frontyard
8	3rd Br	2nd	16.5	x 9.91	Closet Organizers	Double Closet	O/Looks Frontyard
9	Foyer	2nd	8.86	x 14.53	Skylight	Linen Closet	
10	4th Br	Bsmt	13.91	x 9.81	Large Closet		
11	Media/Ent	Bsmt	21.98	x 9.81	B/I Bookcase	Large Window	
12	Kitchen	Bsmt	10.01	x 9.94			

Client Remks: Welcome To 27 Walder A Stunning And Beautifully Upgraded 3 Bedroom 4 Bath Detached Home, Offering A Perfect Blend Of Modern Luxury And Timeless Charm, Surrounded By Lush Greenery And Perfectly Poised Overlooking Your New Favourite Park! A Fantastic Contemporary Home With Over 2500 Sqft Of Living Space Is Brimming With Comfort And Style - A New Expansive Custom Kitchen Designed For Busy Families Or Those That Love To Cook And Host, A Spacious Bright And Airy Floor Plan Featuring Multiple Living Spaces, White Oak Floors, A Gorgeous Gas Fireplace W/ Built-In Cabinetry And Exquisite Stonework, Creating A Cozy And Inviting Atmosphere Walking Out To A Green And Private Backyard. The Low-Maintenance Outdoor Space Provides The Perfect Setting For Relaxing Or Entertaining. The Large Primary Suite Is A True Retreat, Complete With An Ensuite And A Generous Walk-In Closet. Each Additional Bedroom Offers Ample Space And Natural Light, With Built Ins Throughout And A Generous Family Bathroom Ensures The Whole Family Enjoys Comfort And Convenience. The Light Filled Lower Level Walkout With Two 2 Entrances Adds Versatility, With A New Kitchen And Ample Living Space Perfect As An Office/Guest Room And Rec Room Or A Nanny/In-Law Suite. The Attached Garage With A Heated Driveway Offers Extra Storage And Extra Convenience, A True Dream In This Weather! This Home Is Located In The Highly Sought-After School Districts Of Northlea E&MS And Northern SS. Enjoy Being Just A Short Walk To The Vibrant Bayview And Mount Pleasant Villages, Sherwood Park, Sunnybrook Park, New Leaside LRT Station And Whole Foods Just Steps Away Make This Home A Walkers Dream!

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100



188 Keewatin Ave
Toronto Ontario M4P 1Z8
Toronto C10 Mount Pleasant East Toronto
Taxes: \$15,536.08/2024
Sold Date: 01/27/2025
SPIS: N
Last Status: SLD
DOM: 67

Sold: \$2,525,000
List: \$2,595,000
For: Sale
% Dif: 97
Fronting On: N
Acreage: 30 x 203 Feet
Irreg:
Rms: 8 + 2
Bedrooms: 4
Washrooms: 5
1x2xMain, 2x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Between Yonge St and Mount Pleasant Rd

MLS#: C10433685

PIN#: 211360027

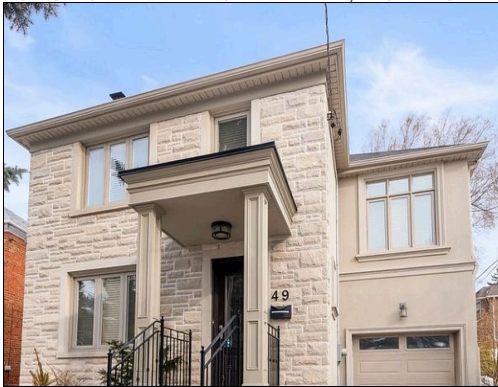
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Finished	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.09	x 9.09	Hardwood Floor	2 Pc Bath	Closet
2	Living	Main	16.08	x 11.09	Hardwood Floor	Fireplace	Window
3	Dining	Main	12.7	x 10.99	Hardwood Floor	Combined W/Living	Open Concept
4	Kitchen	Main	13.58	x 9.09	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Breakfast	Main	10.99	x 8.79	Hardwood Floor	Open Concept	W/O To Yard
6	Prim Bdrm	2nd	17.49	x 12.4	4 Pc Ensuite	W/I Closet	Juliette Balcony
7	2nd Br	2nd	14.9	x 8.69	Hardwood Floor	W/I Closet	Window
8	3rd Br	2nd	11.15	x 9.28	Hardwood Floor	Window	
9	4th Br	3rd	28.67	x 14.6	Hardwood Floor	3 Pc Ensuite	W/I Closet
10	Games	Bsmt	20.8	x 10.4	Laminate	Double Closet	Side Door
11	Rec	Bsmt	18.18	x 14.4	Laminate	3 Pc Bath	Window

Client Remks: Behind the stunning exterior of 188 Keewatin Ave lies a home exuding urban elegance! This magnificent renovation unveils a modern dream home, meticulously stripped to the bare bones and reimagined, including a breathtaking addition across the entire back of the house. Spanning 3,394 square feet across all levels, this thoughtfully designed residence is situated in a warm and family-friendly neighborhood. The open-concept main floor seamlessly connects the living, dining, kitchen, and breakfast areas, offering a harmonious space for entertaining. Sliding glass doors lead to a spacious backyard, perfect for gatherings or quiet moments. At its heart, the sleek, modern kitchen is a chef's dream, ideal for preparing meals and sharing memorable moments with loved ones. Upstairs, the second floor hosts a luxurious primary suite with an en-suite bath, walk-in closet, and floor-to-ceiling windows opening to a Juliette balcony. Two additional bedrooms (or a home office), a four-piece bathroom, and a laundry area provide convenience and versatility. The third floor offers a flexible space to suit any lifestyle: an alternate primary suite, in-law suite, private office, playroom, or family room. This level boasts a three-piece bath, walk-in closet, & a cozy yoga/meditation nook. Not to be overlooked, the fully finished basement adds even more value, featuring a recreation and games room, a separate entrance for a potential nanny suite or additional living space, a roughed-in laundry hookup, & a three-piece bathroom. This carpet-free home includes upgrades like 200-amp service with a 100-amp panel for EV charging, a covered front porch, restored brick, & all new windows (2023). The professionally landscaped 203-ft deep lot offers a tranquil patio & ample space for outdoor activities. Located near top restaurants, shopping, and schools, 188 Keewatin Ave combines contemporary elegance with everyday functionality. Don't miss your chance to embrace this extraordinary lifestyle!

Extras: Walk score 83, Transit score 84 and Bike score 74,

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


49 McBain Ave
Toronto Ontario M4P 2S6

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

Taxes: \$12,467.48/2024**For:** Sale**Sold:** \$2,590,000**List:** \$2,675,000**Sold Date:** 02/04/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

32.63 x 100 Feet

Washrooms: 3**Irreg:** Irregular

1x4xUpper, 1x4xUpper, 1x4xLower

Dir/Cross St: Bayview Avenue & Broadway Avenue**MLS#:** C11944097**PIN#:** 103620582

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 12.24	Hardwood Floor	Gas Fireplace	Large Window
2	Kitchen	Main	13.58	x 8.99	Centre Island	O/Looks Family	B/I Appliances
3	Dining	Main	12.17	x 10.76	Hardwood Floor	Pot Lights	O/Looks Family
4	Family	Main	22.34	x 11.15	Hardwood Floor	Heated Floor	O/Looks Backyard
5	Prim Bdrm	Upper	22.34	x 11.15	Hardwood Floor	Heated Floor	4 Pc Ensuite
6	2nd Br	Upper	12.34	x 12.99	Hardwood Floor	Large Window	Closet
7	3rd Br	Upper	11.58	x 10.93	Hardwood Floor	Large Window	Closet
8	Office	Upper	14.67	x 9.15	Hardwood Floor	Heated Floor	Window
9	Rec	Lower	15.75	x 11.09	4 Pc Bath	Broadloom	Closet
10	Laundry	Lower	7.09	x 4.27			
11	Utility	Lower	11.58	x 11.09			

Client Remks: Ideally situated on a peaceful cul-de-sac lined with high-end homes, 49 McBain Avenue is nestled in one of Toronto's most sought-after neighbourhoods. This beautifully renovated residence combines modern sophistication with timeless comfort, making it perfect for families, downsizers, and professionals seeking a serene retreat close to the city's conveniences. The expansive main floor features a large family room with striking windows that bathe the space in natural light while overlooking the spacious backyard. A gas fireplace serves as the focal point in the elegant living room. The high-quality kitchen opens to the dining room and connects seamlessly to the family room, offering excellent flow and a walkout to the backyard, making the home perfect for indoor and outdoor entertaining. The primary suite is a tranquil haven, with a generously sized bedroom, a spacious en suite, and a walk-in closet, and features heated floors throughout. The second and third bedrooms provide comfort and versatility, while the fourth bedroom, currently styled as a bright office, may easily be converted into a bedroom. A four-piece family bathroom completes the upper level. The lower level offers a comfortable recreation room with an adjacent four-piece bathroom, making it ideal for an additional bedroom or in-law suite/caregiver suite. Ample storage includes two storage rooms, two closets, and a laundry room. The attached garage with a lofty ceiling and direct home access ensures convenience, especially during colder months, while a driveway accommodating three vehicles makes private parking effortless. The lovely, quiet cul-de-sac is perfect for families, fostering a friendly environment for neighbours and children alike. ****EXTRAS**** Located within an exceptional school district (Northlea E&MS, Northern SS, Leaside HS), close to top private schools. Steps from upscale shops & restaurants on Bayview & Mount Pleasant, easy access to TTC & highways for seamless commutes.

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


28 St Hilda's Ave
Toronto Ontario M4N 2P4

Toronto C04 Lawrence Park South Toronto

Taxes: \$11,401.71/2024**For:** Sale**Sold:** \$2,600,000**List:** \$2,795,000**Sold Date:** 03/28/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: W**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

34.25 x 103 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Yonge St and Blythwood Rd**Directions:** East of Yonge, North of Blythwood (between Strathgowan Ave & Blythwood Rd)**MLS#:** C12039114**PIN#:** 211380155

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:	
Apx Sqft:				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	Foyer	Main	7.84	x 6.17	2 Pc Bath	Closet	
2	Dining	Main	19.82	x 12.07	Hardwood Floor	Bay Window	O/Looks Family
3	Family	Main	15.98	x 13.75	Hardwood Floor	Fireplace	Combined W/Living
4	Kitchen	Main	12.5	x 9.42	Illuminated Ceiling	Combined W/Living	
5	Mudroom	Main	10.83	x 4.07	French Doors	O/Looks Backyard	
6	Prim Bdrm	2nd	18.08	x 12.66	4 Pc Ensuite	W/I Closet	O/Looks Backyard
7	2nd Br	2nd	11.91	x 10.99	Hardwood Floor	Double Closet	
8	3rd Br	2nd	11.91	x 10.14	Hardwood Floor	Double Closet	
9	Bathroom	2nd	7.32	x 6			
10	Rec	Bsmt	18.9	x 17.22	Window Flr to Ceil	Double Closet	
11	Laundry	Bsmt	13.98	x 5.91	Stainless Steel Sink		
12	Utility	Bsmt	14.07	x 9.65			
13	Bathroom	Bsmt	11.06	x 9.65	3 Pc Bath		

Client Remks: * Gorgeous Top to Bottom Renovation * Garage Converted into Wonderful Office Plus Storage * Sensational Family Room W/Double Sided Gas Fireplace, Combined W/Bellini Kitchen W/Dark Walnut Cabinets, Quartz Counters & Integrated Top of the Line Appliances * Primary Bdrm is a Spacious Retreat W/Ensuite & Loads of Closets * Great Lower-Level Entertaining Space with High Ceiling, Terrific Light, Tons of Storage & Room for Small Gym * Garden is Fully Landscaped with Stone Patio, Outdoor Fireplace & Perennial Gardens * Private Drive With Ample Parking * Located Steps to Yonge Street, Easy Access to TTC & Midtown's Best Shops * Minutes to Sherwood Park and the Ravine Trails of Blythwood * Quick Commute to Downtown * Catchment for Best Public Schools - Blythwood, Lawrence Park & Northern & Easy Access to Best Private Schools - TFS, Crescent, Havergal, St Clements & Greenwood *This Urban Location Offers A Tremendous Amount of Neighborhood Amenities for the Whole Family!!!

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


165 Sherwood Ave
Toronto Ontario M4P 2A9

Toronto C10 Mount Pleasant East Toronto

Taxes: \$11,724/2024**For:** Sale**% Dif:** 94**Sold Date:** 05/03/2025**SPIS:** N**Last Status:** SLD**DOM:** 40

Detached

Fronting On: S**Rms:** 9 + 5**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

37.25 x 182.58 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x4xLower**Dir/Cross St:** Mt. Pleasant / Sherwood **Directions:** East of Mt. Pleasant**MLS#:** C12037393**PIN#:** 103620164

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	31-50	Prop Feat:	Family Room, Fireplace/Stove, Park, Public Transit	Retirement:	
Year Built:	1977			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	3000-3500			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.16	x 12.4	Gas Fireplace	Window Flr to Ceil	South View
2	Dining	Main	16.24	x 13.32	Formal Rm	Open Concept	Cathedral Ceiling
3	Kitchen	Main	11.32	x 10.76	Updated	Quartz Counter	Pantry
4	Breakfast	Main	10.93	x 9.91	Combined W/Kitchen	Large Window	O/Looks Garden
5	Family	Main	18.83	x 16.99	Open Concept	Sliding Doors	W/O To Deck
6	Prim Bdrm	2nd	16.93	x 16.93	5 Pc Ensuite	W/I Closet	B/I Closet
7	2nd Br	2nd	16.67	x 11.91	4 Pc Bath	Double Closet	Picture Window
8	3rd Br	2nd	14.99	x 12.66	Double Closet	4 Pc Bath	Hardwood Floor
9	4th Br	2nd	16.08	x 11.32	Double Closet	Sliding Doors	W/O To Balcony
10	Rec	Lower	16.08	x 15.68	Gas Fireplace	Sliding Doors	W/O To Garden
11	5th Br	Lower	12.76	x 11.52	4 Pc Bath	Double Closet	Above Grade Window
12	Office	Lower	9.15	x 8.99	B/I Desk	Closet	
13	Exercise	Lower	11.32	x 10.66	Window		

Client Remks: * Outstanding Sherwood Park Family Home Custom Built For The Current Owners In 1977 * Exceptional Open Concept Main Floor With Grand Principal Rooms & Expansive South Windows For Incredible Light * Gourmet Kitchen With Adjoining Breakfast Area * Main Floor Family Room Walks Out To Deck And Garden * Spacious Primary Bedroom With 5 Pc Ensuite & Walk-in Closet * Four Generous Upstairs Bedrooms * Finished Lower Level Walks Out To Garden Plus Has A Side Door For A Potential Nanny Or In-Law Suite * Rare 37.24 By 182 Ft South Lot On Quiet Low Traffic Street * Highly Coveted Blythwood Public School District * Walk To Yonge Street Shopping, Summerhill Market And Sherwood Park * Move In & Enjoy! *

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



8 Brynhurst Crt		Sold: \$3,426,125	
Toronto Ontario M4P 2K1		List: \$3,500,000	
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$15,007/2024		For: Sale	% Dif: 98
Sold Date: 03/03/2025			
SPIS: N	Last Status: SLD	DOM: 104	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage: < .50	Bedrooms: 3 + 1	
2-Storey	46.58 x 98.22 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x5x2nd, 1x3x2nd,	
	South 95.57' North	1x4xBsmt	
	103.33'		
Dir/Cross St: Sheldrake and Yonge			

MLS#: C10432045	PIN#: 211370357
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Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	22.97	x 6.5	Hardwood Floor	Closet	2 Pc Bath
2	Living	Main	16.83	x 13.22	Hardwood Floor	Juliette Balcony	
3	Dining	Main	13.39	x 11.15	Hardwood Floor		
4	Kitchen	Main	20.67	x 12.63	Hardwood Floor	Centre Island	Walk-Out
5	Family	Main	17.42	x 16.86	Hardwood Floor	Gas Fireplace	W/O To Yard
6	Prim Bdrm	2nd	20.08	x 14.99	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	Br	2nd	13.52	x 12.43	Hardwood Floor	Double Closet	Walk-Out
8	Br	2nd	15.55	x 11.71	Hardwood Floor	Double Closet	
9	Laundry	2nd	9.65	x 5.74	Stainless Steel Sink	Tile Floor	Window
10	Br	Lower	19.46	x 13.48	4 Pc Bath	Heated Floor	W/I Closet
11	Rec	Lower	19.26	x 15.29	Tile Floor	Heated Floor	
12	Exercise	Lower	15.29	x 9.58	Tile Floor		

Client Remks: Beautifully built modern house in North Toronto. Two blocks to Yonge Street shops, schools and transit. Spacious rooms, Custom designed Kitchen and millwork by Neff. 10' ceilings on main: 9' on second floor. Rift and quarter sawn oak hardwood flooring. Heated floors in basement and ensuite bathroom. Zinc coloured standing seam metal roof, second floor laundry, gas fireplace in family room. Furnace replaced within last 5 years, Weissman boiler installed 8 years ago. Ideally located on a keyhole cul-de-sac. Very private rear patio and yard. Single car built-in garage: great height to add a lift. Private drive. **EXTRAS** Refrigerator, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Gas Furnace/Air Conditioning Equipment, Gas Fireplace, Hot Water Boiler.							
Extras:							
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121							



370 Keewatin Ave Toronto Ontario M4P 2A5 Toronto C10 Mount Pleasant East Toronto Taxes: \$15,131.08/2024 Sold Date: 05/28/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$3,525,000 List: \$2,799,880 For: Sale % Dif: 126
Detached Link: N 3-Storey	Fronting On: N Acreage: 29 x 208 Feet Irreg:	Rms: 12 Bedrooms: 4 + 2 Washrooms: 6 1x2, 2x3, 1x6, 2x4	Dir/Cross St: Mt Pleasant and Eglinton Directions: Mt Pleasant and Eglinton

MLS#: C12158622		PIN#: 103620223			
Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Clear View, Family Room, Fireplace/Stove,		Farm/Agr:	
Assessment:	POTL:	Park		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare and remarkable, this fully new built 4+2 bedroom, 6 bathroom home offers over 4,000 sq ft of luxurious living space on an extra-deep 29 x 208 ft ravine lot, nestled on a quiet dead-end street backing directly onto Sherwood Park, one of Toronto's most beloved and picturesque green spaces. Enjoy unparalleled privacy and natural beauty with your backyard opening right onto the parks expansive wooded trails, ravine paths, dog park, and playgrounds. No rear neighbours, just trees, nature, and tranquility. It's like having a private forest in the heart of the city. This thoughtfully designed home features a chef's dream kitchen with Sub-Zero and Wolf appliances, bright and spacious carpet-free bedrooms, and a finished walk-out basement ideal for extended family or entertaining. Every inch of the home has been built with comfort, elegance, and functionality in mind. The massive backyard offers unlimited potential for outdoor living, dining, and play, all while surrounded by the sounds of birds and rustling leaves. Truly a rare urban escape. Situated on a peaceful, low-traffic street yet just minutes from Yonge Street and steps to the upcoming Eglinton Crosstown LRT, TTC, boutique shopping, restaurants, and all the best of midtown Toronto. Top School Districts: Zoned for North Toronto CI, and near elite private schools including Havergal College, Crescent School, and Toronto French School. A once-in-a-generation opportunity to own a forever home in an unbeatable ravine setting. Location, luxury, lifestyle - it's all here.					
Extras:					
Listing Contracted With: RARE REAL ESTATE416-233-2071					


279 Blythwood Rd
Toronto Ontario M4N 1A7

Toronto C10 Mount Pleasant East Toronto

Taxes: \$17,631.87/2024**For:** Sale**% Dif:** 89**Sold Date:** 03/09/2025**SPIS:** N**Last Status:** SLD**DOM:** 48

Detached

Fronting On: N**Rms:** 8**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 2

2-Storey

51 x 188 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x4x2nd, 1x4x2nd,

51x188x91x125x10x125x10x96x88x24x32x68

Dir/Cross St: Mount Pleasant and Blythwood**MLS#:** C11932646**PIN#:** 103620016

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Available	Cable TV:	Y
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	10	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	12	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Clear View, Family Room, Fireplace/Stove, Grnbelt/Conserv, Hospital, Public Transit, Sloping, Wooded/Treed	Retirement:	
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Ground	17.72	x 12.8	Fireplace	Window	Circular Rm
2	Kitchen	Main	21	x 13.45	B/I Fridge	B/I Dishwasher	W/O To Yard
3	Family	Main	18.7	x 13.45	Gas Fireplace	W/O To Yard	B/I Bookcase
4	Bathroom	Main	11.15	x 4.92	2 Pc Bath		
5	Prim Bdrm	2nd	17.72	x 12.8	Brick Fireplace	4 Pc Ensuite	Circular Rm
6	Bathroom	2nd	12.14	x 7.55	4 Pc Ensuite	Bidet	
7	2nd Br	2nd	18.37	x 13.12	Brick Fireplace	O/Looks Ravine	B/I Bookcase
8	3rd Br	2nd	13.12	x 9.19	B/I Bookcase	O/Looks Ravine	
9	Bathroom	2nd	7.87	x 6.4	4 Pc Bath	O/Looks Garden	
10	Great Rm	Bsmt	16.4	x 11.81	Fireplace	W/O To Garden	Circular Rm
11	Exercise	Bsmt	14.76	x 9.51			
12	Br	Bsmt	8.86	x 7.87	3 Pc Bath	Laundry Sink	

Client Remks: Situated at the end of a private 125-ft driveway and bordering the prestigious Lawrence Park neighborhood, 279 Blythwood offers a rare opportunity to own a unique blend of historical charm and modern luxury. This exceptional 3-bedroom home overlooks Sherwood Park, providing scenic views to the north and a spacious extremely quiet oasis to the south, perfect for leisure and entertainment and lots of room for a beautiful pool! Fully renovated, each room in this home harmoniously combines old-world elegance with contemporary finesse, creating a move-in ready sanctuary for those who appreciate style and comfort. Surrounded by mature trees and expansive lawns, enjoy complete privacy while being just a short walk from restaurants, Whole Foods, Summerhill Market, Sunnybrook Hospital, and the Lawrence subway station. With proximity to the Granite Club, prestigious public and private schools, and the vibrant Yonge and Eglinton area, 279 Blythwood offers seamless access to an upscale lifestyle while providing a extremely rare tranquil retreat within the bustling city. Explore endless possibilities even room for Pickleball Court!! Note the driveway to the property is between 210 & 212 Stibbard Ave. >>> ****EXTRAS**** Stunning Historic home built in 1920 and fully renovated in 2007 Absolutely a one of a kind property in Sherwood Park. Hydro \$1200/yr, Enbridge \$4800/yr (includes water heater rental), Water and Waste \$3000./yr.

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


169 Sherwood Ave
Toronto Ontario M4P 2A9

Toronto C10 Mount Pleasant East Toronto

Taxes: \$17,717.71/2024**For:** Sale**% Dif:** 99**Sold Date:** 04/26/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: S**Rms:** 10 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

42.75 x 182.58 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x5x2nd, 1x6x2nd,

*Lot Size From

1x4xBsmt

Assessment

Dir/Cross St: Blythwood/Mt Pleasant **Directions:** Sherwood & Mt Pleasant**MLS#:** C12096835**PIN#:** 103620163

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3000-3500	Central Vacuum, Cul De Sac, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	
POTL Mo Fee:		Centre, Wooded/Treed		Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.41	x 10.2	Double Closet	Pot Lights	Hardwood Floor
2	Living	Main	16.21	x 13.91	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	12.2	x 13.91	Hardwood Floor	Combined W/Living	Large Window
4	Kitchen	Main	17.68	x 19.82	Hardwood Floor	Centre Island	Pantry
5	Breakfast	Main	11.38	x 12.3	Hardwood Floor	Large Window	W/O To Patio
6	Family	Main	18.14	x 16.99	Hardwood Floor	Window Flr to Ceil	Floor/Ceil Fireplace
7	Mudroom	Main	12.83	x 5.61	Tile Floor	B/I Shelves	Window
8	Prim Bdrm	2nd	16.9	x 17.95	Hardwood Floor	W/I Closet	6 Pc Ensuite
9	2nd Br	2nd	14.14	x 10.66	Hardwood Floor	Window	Double Closet
10	3rd Br	2nd	15.88	x 9.68	Hardwood Floor	Window	Double Closet
11	4th Br	2nd	10.99	x 14.14	Double Closet	Picture Window	B/I Shelves
12	Laundry	2nd	5.97	x 9.48	Tile Floor	Laundry Sink	
13	Rec	Lower	16.47	x 28.54	Above Grade Window	Gas Fireplace	Pot Lights
14	5th Br	Lower	9.97	x 10.01	Laminate	Above Grade Window	Pot Lights
15	Office	Bsmt	13.75	x 5.18	Laminate	B/I Shelves	Pot Lights
16	Den	Bsmt	14.6	x 13.29	Concrete Floor	Pot Lights	

Client Remks: Spectacular Home on a quiet cul-de-sac, a stone's throw to vibrant Yonge St in coveted Sherwood park. A stunning fusion of modern sophistication and thoughtful design, this exceptional approx. 5000 sq ft home offers light-filled interiors, sleek stone surfaces, stunning floors, and an open-concept layout that maximizes space and style. This South Facing home has a main floor with floor-to-ceiling windows that flood the space with natural light. It showcases a unique and oversized open concept layout providing versatility, an abundance of custom cabinetry, separate butlers pantry and spacious breakfast area. The kitchen boasts integrated top of the line appliances, abundant storage with multiple pantry cabinets and natural stone countertops. Open to a huge family room with a striking gas fireplace and an amazing view of the backyard with seamless walkout to entertainers deck. The second level is equally impressive with a skylit stairwell featuring a warm and inviting Zen primary suite with a W/I closet and spa-inspired en-suite overlooking the backyard. Additional spacious bedrooms boast large windows and custom double closets. The second level laundry adds convenience with full-size appliances and extra storage. The lower level expands the living space with a large multi-purpose room with fireplace, above-grade windows, Gym, Office, Guest suite and Washroom. Special mention to the mancave, kids free style craft station, workman tool area and large storage room. The backyard is "An Absolute Heaven" with a stunning salt water pool, feature fountain, separate year round hot tub, Outdoor Cabana with TV/ Bar, multiple seating, feature fireplace table and full sized Entertainers deck. The house has it all.. Located conveniently near to Toronto's Top private & public schools including Blythwood, Crescent, TFS, St Clements, short walk to Yonge St, Summerhill Market, Subway, this home offers ideal family living in one of the city's most desirable neighborhoods.

Extras:**Listing Contracted With:** MCCANN REALTY GROUP LTD.416-481-2355