



284 Broadway Ave Toronto Ontario M4P 1W3 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,518.25/2025 Sold Date: 08/01/2025 SPIS: N			Sold: \$1,700,000 List: \$1,699,000
Detached	Fronting On: N Link: N 2-Storey	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower 1.18 feet narrows @ rear	For: Sale % Dif: 100
	Acreage: 26.18 x 125 Feet Irreg:		Dir/Cross St: Broadway and Corinth Gardens Directions: Bayview Avenue and Broadway
MLS#: C12317256 PIN#: 103620659 Legal: PCL 8-1, SEC M351 ; PT LOT 8, PLAN M351 , THE WESTERLY HALF OF LOT 8 ON THE NORTH SIDE OF BROADWAY AV ON PLAN M-351. ; NORTH YORK , CITY OF TORONTO AND PT BLOCK B, PLAN 1251 , PT 3 64R9534 ; NORTH YORK , CITY OF TORONTO			

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Interior Feat: Water Heater Owned	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.99	x 11.75	Hardwood Floor	Pot Lights
2	Dining	Main	10.01	x 8.99	Hardwood Floor	Crown Moulding O/Looks Living
3	Kitchen	Main	11.75	x 11.68	Tile Floor	Pot Lights
4	Sunroom	Main	12.34	x 10.01	Broadloom	B/I Shelves
5	Prim Bdrm	2nd	13.16	x 12.01	Hardwood Floor	Double Closet
6	2nd Br	2nd	8.23	x 7.25	Hardwood Floor	O/Looks Backyard
7	3rd Br	2nd	13.16	x 8.33	Hardwood Floor	O/Looks Backyard
8	Rec	Lower	17.49	x 11.58	Broadloom	Above Grade Window
9	Laundry	Lower	7.84	x 7.58	Concrete Floor	Laundry Sink

Client Remarks: Set on a bright 25 x 125 ft corner lot in one of Toronto's most coveted neighbourhoods, this charming detached home offers exceptional natural light, timeless curb appeal, and the rare convenience of a private four-car driveway. Thoughtfully updated while maintaining its original character - including a new roof completed in 2025 - the home features three bedrooms, two bathrooms, and a flexible layout ideal for modern family living. The open-concept main floor includes hardwood floors and crown moulding throughout, and a seamless connection between the living and dining areas. The living room overlooks the front garden, while the dining area opens to a stylishly updated kitchen with Caesarstone waterfall breakfast bar with seating, stainless steel appliances, and ample storage. A sun-filled rear bonus room, enveloped by windows, provides the perfect space for a family room, office, or playroom, all with views of the backyard. Upstairs, three well-proportioned bedrooms are full of natural light. The primary bedroom offers great storage with its double closet, hardwood floors and walk-out to private balcony. The spacious four-piece bathroom includes a glass-enclosed shower and a clawfoot tub. The finished lower level offers additional living space with a recreation room, laundry room, two-piece bathroom, and convenient side entrance for added flexibility. Outside, the fenced backyard features a large deck, a grassy play area, and a detached garage offering additional storage. This home is located within the highly sought-after Northlea Elementary and Middle School with French immersion, and is steps to Bayview Avenue shops, TTC, area parks, and top private schools. Move-in ready with tasteful updates, abundant light, and in an unbeatable location, this home offers a rare opportunity to enjoy both comfort and community in one of Toronto's most established neighbourhoods.

Inclusions: See Schedule B

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



311 Keewatin Ave Toronto Ontario M4P 2A4			Sold: \$1,680,000 List: \$1,775,000
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$10,150/2025		For: Sale	% Dif: 95
Sold Date: 10/03/2025			
SPIS: N	Last Status: SLD	DOM: 30	
Detached	Fronting On: S	Rms: 10	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	28.5 x 187.66 Feet	Washrooms: 3	
	Irrig:	1x4xMain, 1x3x2nd, 1x4x2nd	
	Dir/Cross St: Mt Pleasant Road	Directions: east of Mt Pleasant, north of Eglinton Ave E	

MLS#: C12381614

PIN#: 103620269

Legal: PCL 32-1, SEC M257; PT LOT 32 & LOT 33, PLAN M257, FIRSTLY: LOT 33, PLAN M257...

Kitchens: 2	Exterior: Brick / Other	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Unfinished	Park/Drive: Mutual	Gas: Phone:
Fireplace/Stv: Y	Drive: Available, Mutual	Water: Municipal
Heat: Water / Wood	Drive Park Spcs: 2	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: Inground	Retirement: N
Year Built: 1928	Prop Feat: Cul De Sac, Fireplace/Stove, Public Transit, School	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: Storage, Separate Hydro Meter, Water Heater	HST Applicable to Not Subject to HST
Apx Sqft: 2500-3000		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 14.17	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	12.5	x 11.68	Wainscoting	Hardwood Floor	
3	Kitchen	Main	10.33	x 7.68	Updated		
4	2nd Br	Main	14.76	x 10.33	South View	Closet	Hardwood Floor
5	3rd Br	Main	11.68	x 10.17	W/O To Sunroom	Closet	Hardwood Floor
6	Sunroom	Main	9.51	x 6.59	O/Looks Living	W/O To Patio	
7	Prim Bdrrm	2nd	18.01	x 12.01	Ensuite Bath	Double Closet	O/Looks Garden
8	Living	Upper	17.32	x 14.07	Fireplace	Hardwood Floor	Bay Window
9	Kitchen	Upper	10.66	x 7.74	Updated	Double Closet	4 Pc Bath
10	Prim Bdrrm	Upper	12.5	x 11.68	Double Closet	4 Pc Bath	Hardwood Floor

Client Remks: Set on the south side of beautiful Keewatin Avenue, Sherwood Park, on an extraordinary 28ft by 187ft lot, this duplexed property offers multiple options for the investor, the user or the builder! On this fabulous family friendly street east of Mt Pleasant, you will enjoy incredible access to the heart of the city, entertainment, parks, Transit, excellent schools and incredible shopping just steps away from this peaceful enclave. Comprised of two suites, the Upper One bedroom unit is currently occupied by an A+ tenant. The Main Unit is approximately 1400 sqft, Large principal rooms with 2 bedrooms on the main and a Primary bedroom, sunroom and ensuite on the second floor (see floor plan). Excellent division of space for user suite and smaller tenanted unit to provide income. The enormous south facing back yard, has additional parking, and gorgeous inground pool.

Inclusions: All existing appliances, electric light fixtures, window coverings, pool and all associated equipment.

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

 <small>FOREST HILL REAL ESTATE INC. Brokerage</small>	47 Rowley Ave Toronto Ontario M4P 2T3 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$8,445.77/2025 Sold Date: 08/29/2025 SPIS: N		Sold: \$1,700,000 List: \$1,880,000 For: Sale % Dif: 90			
	Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 100 Feet Irreg: Dir/Cross St: Bayview / Broadway	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xBsmt, 1x3xMain, 1x3x2nd Directions: Bayview / Broadway			
MLS#: C12302424 Legal: See Sch C for Legal Description	PIN#: 103620618					
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick Assessment: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Place Of Worship, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal Sewers			
# 1 2 3 4 5 6 7 8 9 10	Room Living Dining Family Kitchen Prim Bdrm 2nd Br 3rd Br Rec Br Laundry	Level Main Main Main Main 2nd 2nd 2nd Bsmt Bsmt Bsmt	Length (ft) 18.24 9.51 12.4 9.91 13.16 11.75 11.75 21.1 17.16 8.2	Width (ft) x 12.4 x 7.91 x 9.09 x 9.15 x 10.6 x 8.07 x 8.66 x 12.4 x 8.17 x 5.81	Description Hardwood Floor Hardwood Floor Hardwood Floor Modern Kitchen Hardwood Floor Hardwood Floor Hardwood Floor Pot Lights Pot Lights Tile Floor	Fireplace Separate Rm W/O To Yard Renovated Closet Closet Closet Laminate Laminate Separate Rm
Client Remarks: Stunning Cape Cod Style House Situated On A Quiet Cul-De-Sac In Prime Bayview, Eglinton Location. This Home Boasts A Private Garden Oasis, Double Private Drive, Garage, Family Room. Huge Backyard With Mature Tree. Ideal For Families Seeking Comfort, Convenience, And Excellent Schooling Options (And A Less Than Five Minutes Walk To The LRT!). Located Within The Highly Sought-After Northlea School District, Renowned For Its Strong Academic Ranking And Optional French Immersion Program. Close To The Boutiques, Shops, And Restaurants of Bayview and Whole Foods.						
Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, ELFs, and All Window Coverings.						
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588						



14 Brynhurst Crt Toronto Ontario M4P 2K1 Toronto C10 Mount Pleasant East Toronto Taxes: \$9,908.70/2025 Sold Date: 07/21/2025 SPIS: N			Sold: \$1,925,000 List: \$1,999,000
Detached	Fronting On: W	Rms: 9	For: Sale
Link: N	Acreage:	Bedrooms: 3	% Dif: 96
3-Storey	25.12 x 129.93 Feet	Washrooms: 4	Dir/Cross St: Off Sheldrake Blvd. Directions: Yonge St & Blythwood Rd

MLS#: C12282697

PIN#: 211370349

Legal: PT LTS 12 & 14, PL 1622, TORONTO, BEING PT 21, PL RD226, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: None	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, School	HST Applicable to: Not Subject to HST
Lot Shape: Irregular	Interior Feat: Auto Garage Door Remote, Central Vacuum, Water Heater	Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle, Membrane		Oth Struct:
Foundation: Block		Survey Type:
Assessment: POTL:		Spec Desig:
POTL Mo Fee:		Available
Laundry lev: Lower		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	22.01	x 4.66	Porcelain Floor	Double Closet	2 Pc Bath
2	Living	2nd	17.68	x 10.83	Parquet Floor	Pot Lights	W/O To Balcony
3	Dining	2nd	11.32	x 10.43	Combined W/Living	Picture Window	Parquet Floor
4	Kitchen	2nd	15.16	x 9.15	Renovated	Eat-In Kitchen	Quartz Counter
5	Prim Bdrm	3rd	17.65	x 11.68	Parquet Floor	Picture Window	B/I Closet
6	2nd Br	3rd	14.01	x 9.74	Picture Window	B/I Closet	Parquet Floor
7	Bathroom	3rd	7.25	x 4.92	4 Pc Bath	Renovated	Soaker
8	Family	Ground	18.5	x 8.6	Parquet Floor	Fireplace	W/O To Yard
9	Laundry	Ground	10.01	x 7.25	Porcelain Floor	Window	Laundry Sink

Client Remks: A complete transformation in the heart of Midtown Toronto welcome to 14 Brynhurst Court. Tucked away on a rarely offered cul-de-sac just steps from the vibrant energy of Yonge Street, this fully renovated 3-bedroom, 4-bathroom freehold home offers the best of both worlds: peaceful family living in a prime urban location. Set on an extra-deep 25' x 130' lot, the home has been meticulously redesigned from top to bottom over the past three years. With approximately 1,834 Sq. Ft. of total finished space, it features a sleek new kitchen with quartz surfaces and premium appliances, stylishly reimaged bathrooms, custom built-ins, and thoughtful upgrades throughout. The sunlit second level offers open-concept living and dining with walkouts to a full-width balcony perfect for entertaining. Upstairs, the serene primary suite boasts a spa-inspired ensuite and bespoke closets, while two additional bedrooms share a beautifully appointed family bath. The main level offers a cozy family room with a fireplace and custom built-ins, laundry/utility area, and walkout to a private, fenced backyard. This turnkey property also features a built-in garage, private driveway, updated mechanicals, and elegant finishes throughout. Located in a top school district (Blythwood Junior Public School & North Toronto Collegiate Institute), with easy access to TTC, parks, and every amenity imaginable. A rare opportunity to own a fully renovated home on a child-friendly court in one of Toronto's most sought-after neighbourhoods where luxury, lifestyle, and location align.

Inclusions: Bosch panelled fridge/freezer, Bosch panelled dishwasher, KitchenAid stainless steel gas range, built-in microwave, stainless steel exhaust fan, Whirlpool washer & dryer, all existing window coverings including roller blinds, all electric light fixtures, built-in custom cabinetry and organizers, central vacuum & equipment, Keeprite high-efficiency furnace, AprilAire humidifier, owned Kheem tankless hot water heater, LiftMaster automatic garage door opener & remotes, central air conditioning, and exterior light fixtures.

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



362 Broadway Ave Toronto Ontario M4P 1X2 Toronto C10 Mount Pleasant East Toronto Taxes: \$10,421.48/2025 Sold Date: 07/22/2025 SPIS: N Last Status: SLD DOM: 49			Sold: \$2,272,000 List: \$2,395,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 32 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x6x2nd, 1x5x2nd, 1x3xLower	For: Sale % Dif: 95
Dir/Cross St: Bayview and Eglinton Directions: West on Broadway Off Bayview			

MLS#: C12193231

PIN#: 103620622

Legal: PCL 60-1, SEC M374 ; PT LOTS 60 & 61, PLAN M374 , BEING THE EASTERNLY 10 FT THROUGHOUT FROM FRONT TO REAR OF LOT 60 AND ALL THAT PT OF LOT 61 LYING WEST OF THE EASTERNLY 18 FT THROUGHOUT FROM FRONT TO REAR THEREOF ; NORTH YORK , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped Interior Feat: None Security Feat: Security System	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.54	x 23.75	Hardwood Floor	Wainscoting	Bay Window
2	Dining	Main	9.81	x 15.85	Hardwood Floor	Pot Lights	Moulded Ceiling
3	Kitchen	Main	10.73	x 18.7	Centre Island	Pot Lights	Walk-Out
4	Prim Bdrm	2nd	13.88	x 16.27	Ensuite Bath	W/I Closet	Hardwood Floor
5	2nd Br	2nd	10.07	x 16.14	Double Closet	Hardwood Floor	Picture Window
6	3rd Br	2nd	10.17	x 10.01	Double Closet	Hardwood Floor	Picture Window
7	Rec	Lower	19.59	x 13.32	Broadloom	Pot Lights	B/I Bookcase
8	Br	Lower	10.47	x 11.35	Large Closet	Broadloom	Above Grade Window
9	Laundry	Lower	10.47	x 11.38	Closet	Laundry Sink	Pot Lights

Client Remks: Welcome To 362 Broadway Avenue In The Coveted Sherwood Park Neighborhood, Nestled Between Leaside, Davisville, And Lawrence Park, Just Steps To The Ravine, Trails, And The Greenbelt, A Rare Opportunity On An Oversized 32-Foot Lot In A Neighborhood Where 25 Feet Is The Norm, Featuring A Private Drive With Parking For Up To Five Cars; Inside, You'll Find A Fully Renovated And Meticulously Maintained Home With Central Air Conditioning And A Flawless Home Inspection, An Entertainers Kitchen With Two Ovens, Ample Counter Space, And Thoughtful Upgrades Throughout, Alongside Three Plus One Bedrooms And Four Bathrooms Offering Flexibility For Families Of All Stages; The Primary Suite Is A True Sanctuary With Vaulted Ceilings, A Walk-In Closet, And A Spacious Ensuite With Double Sinks And A Jacuzzi Tub, While The Lower Level Features A Bright And Functional Additional Bedroom And Full Bathroom, Perfect For Guests Or A Growing Family; Step Outside To A Low Maintenance Yet Lush Backyard Oasis With A Charming Deck, Gazebo, Chandelier, And Garden Beds Lovingly Maintained Over The Years, An Outdoor Entertainers Dream; These Long-Time Owners Are Ready To Pass The Torch To The Next Generation, Whether You're Upsizing, Starting Fresh, Or Seeking A Forever Home In One Of Midtowns Most Beloved Neighborhoods, This Property Truly Has It All; A Must-See, And This One Wont Last.

Inclusions: Samsung Smart Fridge/Freezer with Water and Icemaker, Miele Dishwasher, Two Kitchen-Aid Ovens, Kitchen-Aid Gas Cooktop, Sharp Microwave with Built-In Drawer, Whirlpool Washer and Dryer, Central Vacuum and Equipment, All Light Fixtures, All Window Coverings, Gazebo.

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



3 Fairfield Rd Toronto Ontario M4P 1S9			Sold: \$2,330,000
Toronto C10 Mount Pleasant East Toronto			List: \$2,398,000
Taxes: \$11,085.08/2025	For: Sale	% Dif: 97	
Sold Date: 10/29/2025			
SPIS: N	Last Status: SLD	DOM: 30	
Detached	Fronting On: S	Rms: 7 + 2	
Link: N	Acreage: 25 x 97.5 Feet	Bedrooms: 3 + 1	
2-Storey	Irrig: Lot Extends To West 25 X 97.6 Feet**	Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain,	
	Dir/Cross St: Mount Pleasant / Eglinton	1x4xBsmt	
	Directions: Mount Pleasant / Eglinton		

MLS#: C12432171

PIN#: 103630174

Legal: PT LOT 25 PLAN 806 NORTH SIDE ROEHAMPTON AV, AS IN EO106313 ; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning: **For Garage 10 X 24.6
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: Y	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit, School	Retirement: N
Roof: Shingles	Interior Feat: Bar Fridge, Auto Garage Door Remote, Central Vacuum	HST Applicable to: Included In
Foundation: Concrete	Security Feat: Security System	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.51	x 6.56	Double Closet	Granite Floor	2 Pc Bath
2	Dining	Main	15.45	x 12.99	B/I Bar	Hardwood Floor	Open Concept
3	Kitchen	Main	10.3	x 10.01	B/I Appliances	Hardwood Floor	Family Size Kitchen
4	Breakfast	Main	10.3	x 8.56	Custom Counter	Hardwood Floor	Centre Island
5	Family	Main	18.31	x 11.91	Fireplace	Hardwood Floor	W/O To Yard
6	Prim Bdrm	2nd	20.44	x 13.12	5 Pc Ensuite	Hardwood Floor	W/I Closet
7	2nd Br	2nd	12.93	x 9.84	Window	Hardwood Floor	Closet
8	3rd Br	2nd	9.91	x 9.68	Window	Hardwood Floor	Closet
9	Laundry	2nd	0	0	Marble Floor	Pot Lights	
10	Rec	Bsmt	18.47	x 11.91	Window	Laminate	B/I Bar
11	4th Br	Bsmt	12.8	x 8.66	Window	Laminate	4 Pc Bath

Client Remarks: Step into a home where every detail has been curated for comfort, ease, and timeless sophistication. Nestled on a quiet, tree-lined street in one of Toronto's most sought-after neighbourhoods, this beautifully renovated residence invites you to enjoy an elevated lifestyle, where thoughtful design and modern elegance come together in perfect harmony. From the moment you enter, sunlight pours into the expansive main floor. Striking windows frame views of the generous backyard, while a gas fireplace becomes the heart of the elegant living room. The layout flows effortlessly, the chef's kitchen, outfitted with Dacor appliances and soft-touch drawers, connects seamlessly to the dining area and family room. This is a space designed for connection, with a walkout to the backyard that's perfect for entertaining indoors and out. Upstairs, the primary suite offers a quiet sense of luxury. A spacious bedroom with walk-in closet, California shutters, and separate reading light switches by the bed create a sanctuary feel. The ensuite is equally indulgent, complete with a Jacuzzi tub and serene finishes. Two additional bedrooms and a stylish four-piece bathroom complete this level, offering comfort and versatility for growing families or guests. On the lower level, a spacious recreation room with an adjacent four-piece bathroom offers endless flexibility, ideal as a nanny suite, caregiver quarters, or a quiet retreat. With a rough-in for a second kitchen (concealed behind a bookshelf), separate side entrance, and an additional Samsung washer/dryer set, this level was built to adapt. Outside, the backyard is a peaceful escape. Mature Japanese Maple trees, vibrant hydrangeas, and a lush vine wall offer complete privacy. A durable PVC deck with built-in lighting sets the stage for al fresco dining, morning coffee, or sunset unwinding. Every element, indoors and out, has been carefully considered.

Inclusions: All Existing Electrical Light Fixtures and Window Coverings. Garage Door Opener, Electric Car Charging Station, Stainless Steel Dacor Gas Stove, Oven, Fridge B/I Dishwasher, Microwave, Hood, 2 Sets of Samsung Washer/Dryer.

Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000



43 Sherwood Ave Toronto Ontario M4P 2A6			Sold: \$2,450,000
Toronto C10 Mount Pleasant East Toronto			List: \$2,495,000
Taxes: \$11,756.22/2025	For: Sale	% Dif: 98	
Sold Date: 11/05/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: S	Rms: 10 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30 x 182.25 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x4x2nd, 1x4xBsmt	
	Dir/Cross St: Yonge/Sherwood	Directions: Yonge & Sherwood	

MLS#: C12487685

PIN#: 211360321

Legal: Plan 776 Pt Lot 10

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fireplace/Stove, Golf, Park, Place Of Worship, Public Transit, School	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Storage	Retirement:
Foundation: Unknown		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct: Garden Shed
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 13.09	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	13.91	x 10.66	French Doors	Hardwood Floor	
3	Kitchen	Main	21.49	x 10.66	Stainless Steel Appl	Breakfast Bar	Modern Kitchen
4	Family	Main	25.75	x 14.83	W/O To Deck	Hardwood Floor	
5	Mudroom	Main	9.91	x 3.67	B/I Closet		
6	Prim Bdrm	2nd	23	x 11.32	Cathedral Ceiling	W/O To Deck	Gas Fireplace
7	2nd Br	2nd	11.32	x 13.25	Hardwood Floor	Double Closet	
8	3rd Br	2nd	12.34	x 10.01	Hardwood Floor	Double Closet	
9	4th Br	2nd	12.07	x 10.01	Hardwood Floor	Double Closet	
10	Rec	Lower	28.41	x 15.03	Broadloom		
11	5th Br	Lower	10.43	x 6.59	Broadloom		

Client Remarks: Gorgeous Family Home on Rare 30 x 182ft South-Facing Lot on Coveted Sherwood Avenue. This exceptional home offers 4 spacious bedrooms and a main floor family room with walk-out to a private, sun-filled south-facing garden. The renovated eat-in kitchen is ideal for the chef in the family, featuring stainless steel appliances and modern finishes. The formal living room boasts hardwood floors, a large bay window, and a striking stone fireplace, while the large dining room with hardwood floors and pot lights provides the perfect setting for entertaining. Upstairs, the primary suite impresses with its fireplace, private balcony, large walk-in closet, and renovated 5-piece ensuite with skylight. Two additional bedrooms on the second floor each feature hardwood floors, closets, and views overlooking the street, complemented by a renovated 4-piece bathroom. This truly is a very special find. The finished lower level adds usable living space with a recreation room, nanny suite or guest bedroom, 4 pc bathroom, laundry room, and a great storage room. The backyard is a true gem with a deck, stone patio, and expansive lawn. Steps to Sherwood Park and minutes to Yonge Street's fine dining, shops, and TTC. Located in the highly sought-after Blythwood PS school district. Front Pad Parking is Non Conforming. Client purchased it under the same state. This is a rare opportunity to own a very special home in one of Toronto's most desirable neighborhoods.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Gas Fireplace, Owned Hot Water Tank, All Electric Light Fixtures, All Window Coverings.

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



304 Keeewatin Ave Toronto Ontario M4P 2A5			Sold: \$2,690,000 List: \$2,690,000
Taxes: \$10,248.04/2025	For: Sale	% Dif: 100	
Sold Date: 09/07/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Detached	Fronting On: N	Rms: 9	
Link: N	Acreage: 32 x 199 Feet	Bedrooms: 5	
2 1/2 Storey	Irreg:	Washrooms: 4	1x5x2nd, 1x2xMain, 1x4xLower, 1x3xFlat
	Dir/Cross St: Eglinton/Mt. Pleasant	Directions: Deadend East of Mt Pleasant Rd	

MLS#: C12378493

PIN#: 103620203

Legal: PCL 30-1 Sec M146; PT LOTS 30&31 PLANM146; THE WESTERLY 22 FT THROUGHOUT 32 FROM FRONT TO REAR OF LOT 31 AND THE EASTERLY 10 FT THROUGHOUT FROM FRONT TO REAR OF LOT 30, ON THE NORTH SIDE OF KEEWATIN AV, PLAN M146; T/W A 199 RIGHT OF WAY

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 0	Cable TV:
Basement: Apartment / Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking, Right Of Way	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water:
A/C: Central Air	Tot Prk Spcs: 2	Water Supply Type:
Central Vac: N	UFFI:	Sewer:
Apx Age:	Pool: None	Waterfront:
Year Built: 1924	Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Park, Public Transit, Ravine	Retirement:
Apx Sqft: 2500-3000	Exterior Feat: Landscaped, Deck	HST Applicable to: Included In
Roof: Shingles	Interior Feat: In-Law Suite	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Upper		Spec Desig:
		Garden Shed, Workshop Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.15	x 14.3	Hardwood Floor	Closet	2 Pc Bath
2	Living	Main	12.3	x 25.43	Hardwood Floor	Fireplace	Open Concept
3	Dining	Main	12.27	x 12.93	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Main	11.19	x 12.93	Centre Island	Marble Counter	Open Concept
5	Family	Main	15.42	x 12.7	Hardwood Floor	Walk-Out	Open Concept
6	Prim Bdrm	2nd	12.93	x 11.02	Hardwood Floor	Combined W/Sitting	W/I Closet
7	Sitting	2nd	10.2	x 15.49	Hardwood Floor	Combined w/Primary	
8	2nd Br	2nd	10.2	x 10.4	Hardwood Floor	Closet	
9	Prim Bdrm	2nd	19.36	x 12.07	Hardwood Floor	O/Looks Garden	
10	4th Br	3rd	10.53	x 13.45	Broadloom	Closet	
11	5th Br	3rd	9.25	x 12.4	Hardwood Floor	Double Closet	
12	Living	Bsmt	13.85	x 11.91	Broadloom	Pot Lights	
13	Kitchen	Bsmt	9.28	x 10.53	Tile Floor	Centre Island	Above Grade Window
14	Br	Bsmt	12.27	x 14.3	Broadloom	Closet	
15	2nd Br	Bsmt	9.32	x 10.73	Broadloom	Closet	Above Grade Window

Client Remarks: Sherwood Park Character Gem! A rare opportunity to own a stately, renovated 1924 large family home in the heart of Midtown. Set on an extraordinary 32 x 200 ft professionally landscaped lot. This elegant 3-storey home is tucked away on a quiet, dead-end street, a true urban sanctuary just steps from Mt. Pleasant and Yonge. Inside the main residence, you'll find a bright, open-concept layout perfect for family living and entertaining. The main floor features a spacious living and dining area, a gourmet kitchen with a large centre island, a cozy family room with floor-to-ceiling windows and glass doors that open onto an expansive deck overlooking the private backyard oasis. A stylish 2-piece powder room completes this level. The second and third floors offer 5 bedrooms, a bonus sitting room that could be converted into a primary ensuite. There is also a rare and convenient second-floor laundry room. The lower level is a separate unit and currently configured as a beautifully renovated 2-bedroom in-law suite with its own kitchen, living area and laundry. Ideal for extended family, guests, or rental income (currently leased until October 2025. Vacant possession.). Additional standout features include: the converted garage to guest suite/home office with heating, cooling, and its own washroom, separate rear workshop/storage space, dedicated bike and firewood storage. Includes 2 car parking. Steps to Sherwood Park, top-tier public and private schools, the upcoming Crosstown LRT, and subway access. This vibrant, family-friendly community is known for its strong neighbourhood spirit, including the beloved annual Lobster Street Party. There is truly nothing else like it on the market.

Inclusions: KitchenAid stainless gas cook top/oven, KitchenAid dishwasher, KitchenAid fridge, solid wood kitchen, Sharp microwave, wide plank hardwood floors (main) wood burning fireplace, 2 washer, 2 dryers, lower level appliances, Forced Air Gas Furnace, Central Air, A/C unit on 3rd floor and A/C in coach house. Electric heat in coachhouse. All existing light fixtures, 2nd floor tv, and existing window coverings.

Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY 416-481-5666

	20 Glengrove Ave E Toronto Ontario M4N 1E7 Toronto C04 Lawrence Park South Toronto Taxes: \$9,835.23/2024 Sold Date: 07/08/2025 SPIS: N Last Status: SLD DOM: 63			Sold: \$2,500,000 List: \$2,699,900
	Detached	Fronting On: W	Rms: 14	
	Link: N	Acreage:	Bedrooms: 4 + 1	
	2-Storey	37.5 x 95 Feet	Washrooms: 4	
		Irreg:	1x2xGround, 1x4x2nd, 1x4x2nd, 1x4xBsm	
		Dir/Cross St: Glengrove Ave E & Yonge St	Directions: Glengrove Ave E & Yonge St	

MLS#: C12128667

PIN#: 211380047

Legal: PT BLK A PL 1485 TORONTO AS IN CA56191, T/W & S/T CA56191; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Crawl Space	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1921	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, Wooded/Treed	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 2000-2500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type:
Foundation: Block		Spec Desig:
Assessment: 2024 POTL:		Available
POTL Mo Fee:		Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.01	x 6.27	O/Looks Ravine	Closet	Tile Floor
2	Living	Main	24.02	x 11.68	Bay Window	O/Looks Ravine	Fireplace
3	Dining	Main	12.17	x 11.52	Bay Window	O/Looks Ravine	Hardwood Floor
4	Kitchen	Main	11.68	x 11.52	Open Concept	Marble Counter	Hardwood Floor
5	Breakfast	Main	10.76	x 9.25	Marble Counter	Skylight	O/Looks Backyard
6	Family	Main	13.75	x 13.42	Gas Fireplace	B/I Bookcase	Hardwood Floor
7	Mudroom	Main	5.25	x 8.17	B/I Shelves	Walk-Out	Tile Floor
8	Prim Bdrm	2nd	12.76	x 15.68	Cathedral Ceiling	W/I Closet	4 Pc Ensuite
9	2nd Br	2nd	9.15	x 13.68	Hardwood Floor	Window	Window
10	3rd Br	2nd	9.68	x 14.99	Hardwood Floor	Window	Window
11	4th Br	2nd	11.32	x 11.75	Hardwood Floor	Window	Window
12	Rec	Bsmt	23.1	x 10.6	Hardwood Floor	Window	Pot Lights
13	Br	Bsmt	10.01	x 10.24	Hardwood Floor	Window	Pot Lights
14	Exercise	Lower	4.99	x 17.32	Hardwood Floor	Window	

Client Remarks: A Rare Opportunity In A Coveted Toronto Neighbourhood! Welcome to 20 Glengrove Ave E - A Fully Renovated Centre-Hall Plan Home Perfectly Situated Across From A Scenic Ravine In One Of Toronto's Most Prestigious Enclaves! This Stunning Residence Offers The Ultimate Blend Of Modern Luxury With Timeless Elegance, Featuring An Open-Concept Kitchen With Marble Countertops, A Large Family Room, 4 Bedrooms With 4 Beautifully Appointed Bathrooms & A Beautifully Landscaped Backyard. Situated Just Steps From Yonge Street's Vibrant Shops, Fine Dining, Top-Tier Schools, With A Short Walk To The Subway, This Property Offers Both Urban Convenience & Tranquility! A True Urban Sanctuary - Just Move In And Enjoy!

Inclusions: See Attached Schedule B

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



112 Sherwood Ave Toronto Ontario M4P 2A7 Toronto C10 Mount Pleasant East Toronto Taxes: \$12,317/2024 Sold Date: 07/30/2025 SPIS: N			Sold: \$2,790,000 List: \$2,900,000
Detached	Fronting On: N	For: Sale	% Dif: 96
Link: N 2-Storey	Acreage: 30 x 185 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x6x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt	
Dir/Cross St: Yonge & Eglinton Directions: Follow your GPS			

MLS#: C12242780

PIN#: 211370317

Legal: PT LT 46 PL 676 NORTH TORONTO AS IN CA172442; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Waterfront:
Roof: Asphalt Shingle	Exterior Feat: Deck, Landscaped, Patio, Privacy	Retirement:
Foundation: Unknown	Interior Feat: Auto Garage Door, Remote, Built-In Oven, Central Vacuum, Countertop Range, Floor Drain, In-Law Capability, Storage, Water Heater	Under Contract: Hot Water Tank-Electric
Assessment: POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Laundry lev:		Farm/Agr:
		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	0	0	Marble Floor	Double Closet
2	Living	Ground	16.01	x 13.85	Hardwood Floor	Gas Fireplace
3	Dining	Ground	15.49	x 10.04	Hardwood Floor	French Doors
4	Kitchen	Ground	21.42	x 21.33	Combined W/Family	French Doors
5	Family	Ground	21.42	x 21.33	Combined W/Kitchen	Bay Window
6	Prim Bdrrm	2nd	19.65	x 14.76	W/I Closet	Fireplace
7	2nd Br	2nd	12.17	x 10.14	Hardwood Floor	Gas Fireplace
8	3rd Br	2nd	12.17	x 8.83	Hardwood Floor	Double Closet
9	4th Br	2nd	11.91	x 8.96	Hardwood Floor	Double Closet
10	Rec	Bsmt	21.19	x 16.27	Hardwood Floor	Large Window
11	5th Br	Bsmt	12.01	x 10.33	Hardwood Floor	Gas Fireplace
12	Foyer	Bsmt	0	0	3 Pc Bath	Double Closet
						W/O To Garage

Client Remarks: Welcome to the kind of home that turns heads and wins hearts ---- tucked into the leafy charm of Sherwood Park, just a stone's throw from Yonge Street, fabulous shops, top-tier public and private schools, and double subway convenience. This contemporary gem has an effortless vibe and a quietly luxurious edge. With 4+1 bedrooms, 4 baths, and four fireplaces (yes, four), it offers space, soul, and sophistication. The intelligent layout is equal parts functional and fabulous, with elegant formal rooms that know how to host a dinner party, and a sprawling kitchen/family room designed for laughter, late-night snacks, and lazy Sundays. Step outside and the magic continues ---- a breathtaking 185-foot-deep backyard that feels like your own private retreat. Lush landscaping, mature trees, irrigation system, mood lighting, a deck, a patio; it's all here. Picture summer cocktails under the stars and alfresco dinners that feel like a Tuscan evening. The principal suite? It's a showstopper! Cathedral ceilings, a fireplace, walk-in and bonus double closets, a spa-like ensuite, and a balcony with treetop views ---- it's the retreat you didn't know you needed. There are 3 other bright bedrooms and a laundry room on the upper floor. The lower level is smartly finished with high ceilings and flexible space for teens, in-laws, a nanny, or income potential with a separate entrance. There's also an integrated garage with direct entry, and abundant natural light from every angle. All this, just steps from the trails, playgrounds, baseball, and green magic of Sherwood Park, with easy access to Sunnybrook and the Don Valley ravine network. Ideal for runners, cyclists, kids, dogs ---- and anyone with a taste for beauty. This is not just a home; it's a lifestyle, a sanctuary, and a very good reason to say yes to Sherwood.

Inclusions: Sub-Zero fridge, built-in cooktop and oven, range hood, Miele dishwasher, LG ThinQ washer & dryer, electric door opener, ELFs, Window coverings where attached, landscape lighting and irrigation system.

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



16 Stibbard Ave Toronto Ontario M4P 2C1			Sold: \$3,607,500
Toronto C10 Mount Pleasant West Toronto			List: \$3,795,000
Taxes: \$13,407.67/2025	For: Sale	% Dif: 95	
Sold Date: 11/21/2025			
SPIS: N	Last Status: SLD	DOM: 1	
Detached	Fronting On: E	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	40 x 157.33 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 2x4x2nd, 1x4xBsmt	
	North side 179.8, South side 149.9		
Dir/Cross St: Yonge & Blythwood Directions: take Blythwood to Blythwood Crescent, located on the curve			

MLS#: C12563192

Assignment: N

Legal: Pt Lot 4 Blk B PL 691

PIN#: 211370069

Fractional Ownership: N

Vacant Land Condo: N

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:	
Basement: Finished / Full	Park/Drive: Private	Gas:	Y
Fireplace/Stv: Y	Drive: Private	Water:	
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 4	Sewer:	Sewers
Central Vac: Y	UFFI:	Waterfront:	
Apx Age: 100+	Pool: None	Retirement:	N
Year Built: 1922	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	HST Applicable to:	Included In
Yr Built Source: Other	Exterior Feat: Deck, Landscape Lighting, Lawn Sprinkler System, Patio, Privacy	Sale Price:	
Apx Sqft: 2500-3000	Interior Feat: Auto Garage Door	Farm/Agr:	
Lot Shape: Other	Remote, Central Vacuum, ERV/HRV, Guest Accommodations, Storage, Sump Pump	Oth Struct:	
Lot Size Source: GeoWarehouse		Survey Year:	1922
Roof: Asphalt Shingle		Survey Type:	Boundary Only
Foundation: Brick		Spec Desig:	Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.83	x 13.16	Gas Fireplace	Large Window	South View
2	Office	Ground	12.76	x 10.99	O/Looks Frontyard	B/I Bookcase	B/I Desk
3	Kitchen	Ground	16.4	x 12.99	Centre Island	Combined W/Family	Family Size Kitchen
4	Dining	Ground	13.48	x 9.15	Combined W/Kitchen	South View	
5	Family	Ground	14.67	x 10.99	Combined W/Kitchen	O/Looks Backyard	W/O To Garden
6	Prim Bdrm	2nd	16.83	x 12.76	Picture Window	4 Pc Ensuite	Vaulted Ceiling
7	Prim Bdrm	2nd	12.6	x 9.15	Combined W/Br	Combined W/Office	Window
8	2nd Br	2nd	14.01	x 8.17	Closet	South View	
9	3rd Br	2nd	14.01	x 11.42	Large Window	Closet	
10	4th Br	2nd	10.99	x 10.99	B/I Closet	East View	Combined W/Br
11	Family	Bsmt	17.42	x 12.6	Casement Windows	Casement Windows	
12	5th Br	Bsmt	17.16	x 9.74	Window		

Client Remarks: Very special renovated executive home in Sherwood Park, steps from every convenience yet large, quiet secluded yard feels like you are in Muskoka! Walk to 2 subway stations, shops, libraries, and the best of schools, both public and private. Sherwood Park entertains the entire family including your dog! Set back from the street in a position where the sun streams in almost every window! Private drive holds 4 vehicles. All this and more!

Inclusions: SubZero fridge/freezer, 36-inch Wolf, dual fuel, 6 burner gas stove, Vent-a-hood dual fan, panelled Miele dishwasher, built-in Panasonic microwave, Mountain Pure filtered water system, chest freezer in basement storage room, existing light fixtures, all existing custom blinds and window coverings, Electrolux central vacuum & existing attachments, second fridge in laundry room. Corten steel firebowl and three existing Muskoka chairs, glass dining table and chairs, large umbrella on patio, any planter pots remaining on closing. Gardenzilla snow removal service for the 25/26 season is included.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300