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| 284 Broadway Ave Toronto Ontario M4P 1W3 Toronto C10 Mount Pleasant East Toronto Taxes: \$7,518.25/2025 For: Sale % Dif: 100 Sold Date: 08/01/2025 SPIS: N Last Status: SLD DOM: 1 | | | Sold: \$1,700,000 List: \$1,699,000 |
| Detached Link: N 2-Storey | Fronting On: N Acreage: 26.18 x 125 Feet Irreg: 1.18 feet narrows @ rear | Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower | 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

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|---|---|--|------------------------------------|
| 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: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown | Hydro: Y Phone: A |
|---|---|--|------------------------------------|

| Waterfront: None | | | | | | | |
|-------------------------|-----------|-------|-------------|------------|----------------|--------------------|----------------|
| # | Room | Level | Length (ft) | Width (ft) | Description | | |
| 1 | Living | Main | 16.99 | x 11.75 | Hardwood Floor | Pot Lights | Crown Moulding |
| 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 | Breakfast Bar |
| 4 | Sunroom | Main | 12.34 | x 10.01 | Broadloom | B/I Shelves | W/O To Deck |
| 5 | Prim Bdrm | 2nd | 13.16 | x 12.01 | Hardwood Floor | Double Closet | W/O To Balcony |
| 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 Remks: 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 TEAM416-424-4910



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|--|---|---|---|
| 311 Keewatin Ave Toronto Ontario M4P 2A4 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 | | | Sold: \$1,680,000 List: \$1,775,000 |
| Detached Link: N 2-Storey | Fronting On: S Acreage: 28.5 x 187.66 Feet Irreg: | Rms: 10 Bedrooms: 3 + 1 Washrooms: 3 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...

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

| # | 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 Bdrm | 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 Bdrm | 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



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|---|-------------------------|-----------------------------|
| 47 Rowley Ave | | Sold: \$1,700,000 |
| Toronto Ontario M4P 2T3 | | List: \$1,880,000 |
| Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto | | |
| Taxes: \$8,445.77/2025 | For: Sale | % Dif: 90 |
| Sold Date: 08/29/2025 | | |
| SPIS: N | Last Status: SLD | DOM: 37 |
| Detached | Fronting On: E | Rms: 7 + 3 |
| Link: N | Acreage: | Bedrooms: 3 + 1 |
| 2-Storey | 30 x 100 Feet | Washrooms: 3 |
| | Irreg: | 1x3xBsmt, 1x3xMain, 1x3x2nd |
| Dir/Cross St: Bayview / Broadway Directions: Bayview / Broadway | | |

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|---|------------------------|
| MLS#: C12302424 | PIN#: 103620618 |
| Legal: See Sch C for Legal Description | |

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|----------------------------|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Attached / 1 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: | Water: Municipal |
| Heat: Radiant / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Wall Unit | Tot Prk Spcs: 3 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fireplace/Stove, Library, Place Of | HST Applicable to Included In |
| Roof: Shingles | Worship, Public Transit, School | Sale Price: |
| Foundation: Brick | Interior Feat: Other | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: Unknown |
| Laundry lev: | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|----------------|
| 1 | Living | Main | 18.24 | x 12.4 | Hardwood Floor |
| 2 | Dining | Main | 9.51 | x 7.91 | Hardwood Floor |
| 3 | Family | Main | 12.4 | x 9.09 | Hardwood Floor |
| 4 | Kitchen | Main | 9.91 | x 9.15 | Modern Kitchen |
| 5 | Prim Bdrm | 2nd | 13.16 | x 10.6 | Hardwood Floor |
| 6 | 2nd Br | 2nd | 11.75 | x 8.07 | Hardwood Floor |
| 7 | 3rd Br | 2nd | 11.75 | x 8.66 | Hardwood Floor |
| 8 | Rec | Bsmt | 21.1 | x 12.4 | Pot Lights |
| 9 | Br | Bsmt | 17.16 | x 8.17 | Pot Lights |
| 10 | Laundry | Bsmt | 8.2 | x 5.81 | Tile Floor |

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| Client Remks: 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 | | | | | |



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| 14 Brynhurst Crt Toronto Ontario M4P 2K1 Toronto C10 Mount Pleasant East Toronto Taxes: \$9,908.70/2025 For: Sale % Dif: 96 Sold Date: 07/21/2025 SPIS: N Last Status: SLD DOM: 7 | | | Sold: \$1,925,000 List: \$1,999,000 |
| Detached Link: N 3-Storey | Fronting On: W Acreage: 25.12 x 129.93 Feet Irreg: | Rms: 9 Bedrooms: 3 Washrooms: 4 2x4x3rd, 1x2x2nd, 1x2xGround 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

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



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|--|-------------------------|--|
| 362 Broadway Ave Toronto Ontario M4P 1X2 Toronto C10 Mount Pleasant East Toronto | | Sold: \$2,272,000 List: \$2,395,000 |
| Taxes: \$10,421.48/2025 | For: Sale | % Dif: 95 |
| Sold Date: 07/22/2025 | | |
| SPIS: N | Last Status: SLD | DOM: 49 |
| Detached | Fronting On: N | Rms: 7 + 2 |
| Link: N | Acreage: | Bedrooms: 3 + 1 |
| 2-Storey | 32 x 100 Feet | Washrooms: 4 |
| | Irreg: | 1x2xMain, 1x6x2nd, 1x5x2nd, 1x3xLower |
| 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 EASTERLY 10 FT THROUGHOUT FROM FRONT TO REAR OF LOT 60 AND ALL THAT PT OF LOT 61 LYING WEST OF THE EASTERLY 18 FT THROUGHOUT FROM FRONT TO REAR THEREOF ; NORTH YORK , CITY OF TORONTO

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| 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: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown |
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| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1 | Living | Main | 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



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

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|---|--|---|
| Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: Bar Fridge, Auto Garage Door Remote, Central Vacuum Security Feat: Security System | Zoning: **For Garage 10 X 24.6 Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown |
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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 Remks: 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 Torontos 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 chefs 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 thats 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 Toronto C10 Mount Pleasant East Toronto | | Sold: \$2,450,000 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 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower | Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Park, Place Of Worship, Public Transit, School Interior Feat: Storage | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: 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 Remks: 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 Keewatin Ave | | | Sold: \$2,690,000 |
| Toronto Ontario M4P 2A5 | | | List: \$2,690,000 |
| Toronto C10 Mount Pleasant East Toronto | | | |
| 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: | Bedrooms: 5 | |
| 2 1/2 Storey | 32 x 199 Feet | Washrooms: 4 | |
| | Irreg: | 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

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|--|---|---|
| Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1924 Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper | Exterior: Brick Gar/Gar Spcs: Detached / 0 Park/Drive: Drive: Front Yard Parking, Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Park, Public Transit, Ravine Exterior Feat: Landscaped, Deck Interior Feat: In-Law Suite | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed, Workshop Survey Type: Available Spec Desig: 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 Remks: 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 REALTY416-481-5666



| | | | |
|--|---|--|---|
| 20 Glengrove Ave E Toronto Ontario M4N 1E7 Toronto C04 Lawrence Park South Toronto Taxes: \$9,835.23/2024 For: Sale % Dif: 93 Sold Date: 07/08/2025 SPIS: N Last Status: SLD DOM: 63 | | | Sold: \$2,500,000 List: \$2,699,900 |
| Detached Link: N 2-Storey | Fronting On: W Acreage: 37.5 x 95 Feet Irreg: | Rms: 14 Bedrooms: 4 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x4xBsmt | 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 Fam Rm: Y Basement: Finished / Crawl Space Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower | Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Ravine, Wooded/Treed Interior Feat: None | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown |
|---|--|---|

| # | 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 | Closet |
| 10 | 3rd Br | 2nd | 9.68 | x 14.99 | Hardwood Floor | Window | Closet |
| 11 | 4th Br | 2nd | 11.32 | x 11.75 | Hardwood Floor | Window | Closet |
| 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 Remks: 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 For: Sale Sold Date: 07/30/2025 % Dif: 96 SPIS: N Last Status: SLD DOM: 36 | | | Sold: \$2,790,000 List: \$2,900,000 |
| Detached Link: N 2-Storey | Fronting On: N 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

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|--|---|---|
| Kitchens: 1 Fam Rm: Y Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Auto Garage Door Remote, Built-In Oven, Central Vacuum, Countertop Range, Floor Drain, In-Law Capability, Storage, Water Heater | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Electric HST Applicable to Included In Sale Price: 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 Pc Bath |
| 2 | Living | Ground | 16.01 | x 13.85 | Hardwood Floor | Gas Fireplace | | French Doors |
| 3 | Dining | Ground | 15.49 | x 10.04 | Hardwood Floor | French Doors | | Chair Rail |
| 4 | Kitchen | Ground | 21.42 | x 21.33 | Combined W/Family | Bay Window | | B/I Appliances |
| 5 | Family | Ground | 21.42 | x 21.33 | Combined W/Kitchen | Fireplace | | W/O To Garden |
| 6 | Prim Bdrm | 2nd | 19.65 | x 14.76 | W/I Closet | Gas Fireplace | | 6 Pc Ensuite |
| 7 | 2nd Br | 2nd | 12.17 | x 10.14 | Hardwood Floor | Double Closet | | Large Window |
| 8 | 3rd Br | 2nd | 12.17 | x 8.83 | Hardwood Floor | Closet | | Skylight |
| 9 | 4th Br | 2nd | 11.91 | x 8.96 | Hardwood Floor | Large Window | | |
| 10 | Rec | Bsmt | 21.19 | x 16.27 | Hardwood Floor | Gas Fireplace | | Double Closet |
| 11 | 5th Br | Bsmt | 12.01 | x 10.33 | Hardwood Floor | Double Closet | | Window |
| 12 | Foyer | Bsmt | 0 | 0 | 3 Pc Bath | W/O To Garage | | |

Client Remks: 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: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



16 Stibbard Ave
Toronto Ontario M4P 2C1
 Toronto C10 Mount Pleasant West Toronto
Taxes: \$13,407.67/2025 **For:** Sale **% Dif:** 95
Sold Date: 11/21/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Sold: \$3,607,500
List: \$3,795,000
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 **PIN#:** 211370069
Assignment: N **Fractional Ownership:** N **Vacant Land Condo:** N
Legal: Pt Lot 4 Blk B PL 691

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

| # | 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 Remks: 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