



<b>20 Rowley Ave</b>			<b>Sold: \$956,000</b>		
<b>Toronto Ontario M4P 2S8</b>			<b>List: \$949,995</b>		
Toronto C10 Mount Pleasant East Toronto					
<b>Taxes:</b> \$4,985.56/2024		<b>For:</b> Sale		<b>% Dif:</b> 101	
<b>Sold Date:</b> 03/26/2025					
<b>SPIS:</b> N		<b>Last Status:</b> SLD		<b>DOM:</b> 2	
Att/Row/Twnhouse		<b>Fronting On:</b> W		<b>Rms:</b> 4 + 1	
<b>Link:</b>		<b>Acreage:</b>		<b>Bedrooms:</b> 2	
2-Storey		14.05 x 92.15 Feet		<b>Washrooms:</b> 2	
		<b>Irreg:</b>		1x3x2nd, 1x1xLower	
<b>Dir/Cross St:</b> Bayview-Eglinton <b>Directions:</b> Bayview-Eglinton					

MLS#: C12037301			PIN#: 103640099					
<b>Kitchens:</b> 1			<b>Exterior:</b> Brick			<b>Zoning:</b>		
<b>Fam Rm:</b> N			<b>Drive:</b> Lane			<b>Cable TV:</b>		
<b>Basement:</b> Finished			<b>Gar/Gar Spcs:</b> None / 0			<b>Gas:</b>		
<b>Fireplace/Stv:</b> N			<b>Drive Park Spcs:</b> 0			<b>Water:</b>		
<b>Heat:</b> Forced Air / Gas			<b>Tot Prk Spcs:</b> 0			<b>Water Supply:</b>		
<b>A/C:</b> Central Air			<b>UFFI:</b> No			<b>Sewer:</b> Sewers		
<b>Central Vac:</b> N			<b>Pool:</b> None			<b>Waterfront:</b>		
<b>Apx Age:</b>			<b>Prop Feat:</b>			<b>Retirement:</b>		
<b>Apx Sqft:</b> 1100-1500						<b>Farm/Agr:</b>		
<b>Assessment:</b> POTL:						<b>Oth Struct:</b>		
<b>POTL Mo Fee:</b>						<b>Survey Type:</b> None		
<b>Laundry lev:</b> Lower						<b>Spec Desig:</b> Unknown		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Main	15.72	x 13.19	Picture Window	Broadloom	Open Concept	
2	Kitchen	Main	12.57	x 10.2	Tile Floor	W/O To Deck	O/Looks Backyard	
3	Prim Bdrm	2nd	13.12	x 10.89	Picture Window	Mirrored Closet	Broadloom	
4	2nd Br	2nd	12.83	x 7.74	Double Closet	Broadloom		
5	Rec	Lower	14.21	x 12.93	W/W Closet			
6	Laundry	Lower	13.09	x 8.66				
<b>Client Remks:</b> Explore one of Midtown Toronto's best freehold opportunities! This stylish open-concept home is a perfect urban retreat and an ideal condo alternative. Featuring two generous bedrooms, two bathrooms, and an updated kitchen with views of the rear yard and adjacent public green space. The high-ceilinged lower level offers flexibility easily transformed into a family room or an additional bedroom. This home also offers a rear lane with potential for legal parking conversion. Located just steps from the future Bayview LRT station, Sunnybrook Hospital, scenic parks and trails, premier shopping, and top-rated schools, this is a rare chance to own in a sought-after Midtown neighborhood. Don't miss out!								
<b>Extras:</b>								
<b>Listing Contracted With:</b> RE/MAX HALLMARK BATORI GROUP INC.416-485-7575								



**12 Rowley Ave**  
**Toronto Ontario M4P 2S8**  
Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$6,316.40/2025      **For:** Sale      **% Dif:** 99  
**Sold Date:** 04/28/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 11  
**Att/Row/Twnhouse**      **Fronting On:** W      **Rms:** 6 + 2  
**Link:**      **Acreage:**      **Bedrooms:** 2 + 1  
2-Storey      14.21 x 92.08 Feet      **Washrooms:** 3  
                                 **Irreg:**      1x4x2nd, 1x3x2nd, 1x3xLower  
                                 Premium Lot - Private  
                                 Setting Park View!  
**Dir/Cross St:** Bayview & Eglinton      **Directions:** Bayview & Eglinton

**MLS#:** C12088346      **PIN#:** 103640103

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1940 <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding / Brick <b>Drive:</b> Rt-Of-Way <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Clear View, Fenced Yard, Park, Public Transit, School, Wooded/Treed	<b>Zoning:</b> Steps To Future Lrt, Amenties, Parks <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	18.37	x 10.17	Large Window	Hardwood Floor
2	Dining	Main	12.14	x 8.2	B/I Shelves	Hardwood Floor
3	Kitchen	Main	12.8	x 9.84	Stainless Steel Appl	Walk-Out      Ceramic Floor
4	Prim Bdrm	2nd	10.83	x 10.17	3 Pc Ensuite	Double Closet      W/O To Balcony
5	Office	2nd	13.42	x 7.87	Hardwood Floor	Separate Rm
6	2nd Br	2nd	10.53	x 10.33	Hardwood Floor	Double Closet
7	Rec	Lower	26.84	x 9.94	Laminate	3 Pc Bath      Open Concept

**Client Remks:** Welcome to 12 Rowley Ave, a beautifully updated townhouse in the heart of Toronto, featuring a thoughtfully designed second-storey addition that enhances both space and functionality. This home boasts 2 bedrooms plus an office, perfect for professionals or growing families. The primary bedroom is a serene retreat, complete with a 3-piece ensuite and a private balcony overlooking the park, offering a picturesque and peaceful escape. The additional office space provides versatility for work-from-home needs, a nursery or even a custom walk-in closet! The main level offers a bright and airy layout with modern finishes. The kitchen has ample cabinet space, quality appliances and overlooks the private backyard, which is a perfect oasis for relaxation or entertaining. The fully finished, open concept lower level is perfect for movie nights, or having guests with it's kitchenette, and 3pc bath. Situated in a vibrant and convenient community, just steps from an array of fantastic amenities: Parks & Green Spaces - enjoy direct access to a scenic park, perfect for morning walks, jogging, or relaxing in nature, excellent public and private schools, making it a great spot for families. Transit & Highways with easy access to TTC transit, major highways, and commuter routes for effortless travel across the city. Shops & Restaurants a short distance to bustling shopping centres, charming boutiques, and diverse dining options. Recreation & Community Centers with nearby sports facilities, fitness centres, and community hubs ensure there's always something to do.

**Extras:**  
**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



1014 Mount Pleasant Rd		Sold: \$1,170,000	
Toronto Ontario M4P 2M3		List: \$999,000	
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$5,260.22/2025		For: Sale	% Dif: 117
Sold Date: 02/24/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: W	Rms: 8	
Link:	Acreage:	Bedrooms: 3	
2-Storey	19.27 x 138.83 Feet	Washrooms: 1	
	Irreg:	1x4x2nd	
Dir/Cross St: Mt. Pleasant & Blythwood			

**MLS#:** C11975252 **PIN#:** 211360372

<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b> None		<b>Cable TV:</b>	
<b>Basement:</b> Unfinished		<b>Gar/Gar Spcs:</b> None / 0		<b>Gas:</b>	
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 0		<b>Water:</b>	
<b>Heat:</b> Forced Air / Gas		<b>Tot Prk Spcs:</b> 0		<b>Water Supply:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b> Fireplace/Stove		<b>Retirement:</b>	
<b>Year Built:</b> 1917				<b>Farm/Agr:</b>	
<b>Yr Built Source:</b> MPAC				<b>Oth Struct:</b>	
<b>Apx Sqft:</b>				<b>Spec Desig:</b> Unknown	
<b>Assessment:</b> POTL:					
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	47.05	x 36.58	Hardwood Floor		
2	Dining	Main	40.16	x 36.06	Hardwood Floor		
3	Kitchen	Main	50.26	x 37.14	Eat-In Kitchen	Centre Island	W/O To Sunroom
4	Prim Bdrm	2nd	45.11	x 32.84	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	41.86	x 30.58	Hardwood Floor	B/I Closet	W/O To Sunroom
6	3rd Br	2nd	50.26	x 26.8	Hardwood Floor		
7	Sunroom	2nd	25.2	x 24.51	O/Looks Backyard		

**Client Remks:** Welcome to 1014 Mount Pleasant Rd.an unbeatable location at the heart of midtown, Yonge & Eglinton. The highly coveted school district. Walk to Schools, Sherwood park, Sunny brook hospital. This charming 3 bedroom home offers private very deep landscaped backyard, feels like Muskoka in the city. High ceilings, exposed brick, gas fireplace, open concept kitchen with island perfect for entertainment. Most windows and front door updated ( Pella windows & doors).This home has it all, don't wait.

**Extras:**

**Listing Contracted With:** RE/MAX REALTRON REALTY INC.416-782-8882


**243 Sheldrake Blvd**  
**Toronto Ontario M4P 2B7**

Toronto C10 Mount Pleasant East Toronto

**Taxes:** \$5,504.84/2025**For:** Sale**Sold:** \$1,248,180**List:** \$1,199,000**% Dif:** 104**Sold Date:** 06/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

19 x 100 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x4xLower

Widens At Rear To 26.33

Ft

**Dir/Cross St:** Sheldrake/Mt. Pleasant **Directions:** Mount Pleasant Rd & Sheldrake Blvd**MLS#:** C12208084**PIN#:** 103620134

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Stucco/Plaster  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Cul De Sac, Fireplace/Stove, Hospital,  
 Park, Place Of Worship, Public Transit,  
 School

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:**  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:**  
**Spec Desig:**

**Hydro:**  
**Phone:**  
 Municipal  
 Sewers  
 Available  
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.35	Gas Fireplace	Leaded Glass	O/Looks Frontyard
2	Dining	Main	12.93	x 10.1	Formal Rm	Hardwood Floor	Large Window
3	Kitchen	Main	15.62	x 8.4	Updated	Breakfast Bar	W/O To Sunroom
4	Sunroom	Main	12.37	x 5.41	Sliding Doors	W/O To Garden	
5	Prim Bdrm	2nd	15.62	x 10.01	Double Closet	Hardwood Floor	
6	2nd Br	2nd	11.78	x 10.01	Closet	B/I Bookcase	Hardwood Floor
7	3rd Br	2nd	11.81	x 10.01	Closet	O/Looks Garden	Hardwood Floor
8	Kitchen	Bsmt	9.38	x 6.96	B/I Ctr-Top Stove	4 Pc Bath	Open Concept
9	4th Br	Bsmt	15.16	x 8.92	Closet	Laminate	Walk-Out
10	Living	Bsmt	15.06	x 20.64	Open Concept	Laminate	

**Client Remks:** Fantastic Location, steps to Sherwood Park. Flooded with natural light, this semi-detached Georgian-style home features 3+1 bedrooms, 2 kitchens, 2 bathrooms, and a private garage. Elegant living and dining rooms boast high ceilings, leaded glass, hardwood floors, and a cozy gas fireplace. The renovated kitchen includes a breakfast bar and opens onto a covered back porch that overlooks a private terrace, perfect for relaxing or entertaining. Many upgrades throughout. The beautifully recently renovated basement offers a separate entrance, high ceilings, exposed brick, its own laundry, a full kitchen, and a 4-piece bath, making it ideal as an in-law or income suite. Sherwood Park, Blythwood P.S., top schools, TTC, shops, and Summerhill Market. All in one of the best family neighbourhoods in Toronto

**Extras:****Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-486-5588




**71 Elvina Gdns**  
**Toronto Ontario M4P 1Y1**

Toronto C10 Mount Pleasant East Toronto

**Taxes:** \$6,280.24/2024**For:** Sale**Sold:** \$1,265,000**List:** \$1,149,000**Sold Date:** 03/31/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 12

Semi-Detached

**Fronting On:** E**Rms:** 8**Link:****Acreage:****Bedrooms:** 3

2-Storey

24.67 x 78.5 Feet

**Washrooms:** 1**Irreg:**

1x4x2nd

**Dir/Cross St:** Mt. Pleasant/Broadway **Directions:** Google maps**MLS#:** C12029612**PIN#:** 103620387

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Wood	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Part Fin / W/O	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	51-99	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1968			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>				<b>Survey Type:</b>	Available
<b>Assessment:</b>	2024 POTL:			<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.81	x 14.81	Broadloom	Combined W/Dining	W/O To Deck
2	Dining	Main	14.81	x 12.48	Broadloom	Combined W/Living	Large Window
3	Kitchen	Main	13.16	x 10.19	Vinyl Floor	Large Window	Eat-In Kitchen
4	Prim Bdrm	2nd	13.14	x 10.03	Broadloom	Large Window	Closet
5	2nd Br	2nd	11.23	x 12.24	Broadloom	Large Window	Closet
6	3rd Br	2nd	11.25	x 7.68	Broadloom	Large Window	Closet
7	Rec	Bsmt	14.56	x 9.06	Broadloom	W/O To Yard	
8	Laundry	Bsmt	6.64	x 11.1	Above Grade Window		

**Client Remks:** On the market for the first time, this cherished family home in Sherwood Park offers the perfect blend of charm, space, and walkable city living. Step inside to find a spacious eat-in kitchen, ideal for gathering over meals, and a bright living area that opens to a deck overlooking the fully fenced backyard, a great space for entertaining or unwinding after a long day. Upstairs, three generously sized bedrooms provide comfort and flexibility, while the walkout basement adds extra potential, whether for a recreation room, home office, or an additional bathroom (already roughed-in). The large laundry room with above-grade windows brings in natural light, making daily tasks feel effortless. In the backyard, a gas line is ready for your BBQ setup, making outdoor hosting even more convenient. A rare one-car garage with a private driveway means parking for two, and the manicured front and back yards enhance the home's curb appeal. Perfectly situated in a sought-after, family-friendly neighborhood, this home is just steps from the shops, cafes, and restaurants along Mt. Pleasant and Yonge, and within walking distance to the future Mount Pleasant LRT station, ensuring an easy commute for years to come. This home is ready to be enjoyed and includes a newer furnace (2017), eaves and downspout (2020), custom screen door (2021), stove and hood range (2020), and garage door + opener (2021).

**Extras:****Listing Contracted With:** RE/MAX PROFESSIONALS INC. 416-236-1241


**351 Roehampton Ave**  
**Toronto Ontario M4P 1S3**

Toronto C10 Mount Pleasant East Toronto

**Taxes:** \$5,801/2024**For:** Sale**Sold:** \$1,330,000**List:** \$1,349,000**Sold Date:** 05/24/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 10

Semi-Detached

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

2-Storey

16 x 100 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Mt. Pleasant & Eglinton**Directions:** one block north of eglinton and one block east of Mt Pleasant**MLS#:** C12149060**PIN#:** 103630037

<b>Kitchens:</b>	1	<b>Exterior:</b>	Alum Siding / Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Rt-Of-Way	<b>Cable TV:</b>	A <b>Hydro:</b> Y
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	Y <b>Phone:</b> Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1924	Fenced Yard, Fireplace/Stove, Library,		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	1100-1500	Park, Public Transit, School		<b>Oth Struct:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Survey Type:</b>	None
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 12.8	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Main	12.14	x 9.84	Hardwood Floor	Picture Window	Open Concept
3	Kitchen	Main	9.84	x 10.5	Granite Counter	W/O To Deck	
4	Prim Bdrm	2nd	17.72	x 13.12	His/Hers Closets	Hardwood Floor	
5	2nd Br	2nd	9.94	x 13.19	Window	Hardwood Floor	O/Looks Backyard
6	3rd Br	2nd	10.43	x 7.55	Window	Hardwood Floor	
7	Rec	Bsmt	18.01	x 12.11	Broadloom	3 Pc Bath	
8	4th Br	Bsmt	11.94	x 7.41	Broadloom	Window	

**Client Remks:** Welcome to North Toronto, one of Midtown Torontos eclectic and centrally located neighbourhoods. A quiet, convenient alternative to downtown living. Great shopping, expansive green spaces and proximity to health care, public and private schools, and other essential amenities make this home an especially popular choice for singles, couples, and families raising school-age children. 351 Roehampton Avenue is a beautiful 2-storey semi-detached home which has been lovingly maintained. Converted back to a 3 -bedroom home, this home now offers a large master bedroom with his and her closets. The chefs kitchen features stainless steel appliances, a gas stove and granite breakfast counter. The open concept main floor design is beautiful and complete with a cozy gas fireplace. This is the perfect opportunity to move into an exceptional home in an excellent neighbourhood! Once you move in, you will never want to leave. This home is located in park heaven with four parks, including Sherwood Park, which features a fenced trail, playground and wading pool, a baseball diamond at the foot of the hill, and a long list of recreation facilities are within a 20-minute walk. Public transit is at this homes doorstep for easy travel around the city. The nearest bus stop is only a 2-minute walk away, and the Eglinton subway station is a 13-minute walk away. The new Mt. Pleasant LRT station, expected in 2025, is just a 5-minute walk away. 351 Roehampton Avenue is located near everyday amenities to make your daily errands easier and conveniently located near grocery stores, shops, and fantastic restaurants, which are all a short walk away on Mt. Pleasant, Eglinton, Yonge & Bayview. Living in North Toronto, you will get a real sense of community.

**Extras:****Listing Contracted With:** ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE416-495-4088


**27 Rowley Ave**  
**Toronto Ontario M4P 2S9**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

**Taxes:** \$6,909.69/2024**For:** Sale**Sold:** \$1,490,000**List:** \$1,499,000**Sold Date:** 04/25/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

**Fronting On:** E**Rms:** 6 + 1**Link:****Acreage:** < .50**Bedrooms:** 3 + 1

2-Storey

26.5 x 120 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x4xLower

**Dir/Cross St:** Bayview & Eglinton **Directions:** NW of Bayview & Eglinton**MLS#:** C12094493**PIN#:** 103640111**Assignment:** N**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 51-99  
**Year Built:** 1950  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fireplace/Stove, Library, Park, Place Of  
 Worship, Public Transit, Ravine, School

**Zoning:**  
**Cable TV:** Y **Hydro:** Y  
**Gas:** Y **Phone:** Y  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Available  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.83	x 10.83	Crown Moulding	Electric Fireplace	Hardwood Floor
2	Dining	Main	12.07	x 9.42	Crown Moulding	Hardwood Floor	W/O To Deck
3	Kitchen	Main	12.07	x 8.83	Granite Counter	Open Concept	Renovated
4	Prim Bdrm	2nd	13.58	x 10.66	Hardwood Floor	His/Hers Closets	Large Window
5	Br	2nd	13.16	x 8.99	Hardwood Floor	O/Looks Garden	Closet
6	Br	2nd	10.01	x 7.74	Hardwood Floor	O/Looks Garden	Closet
7	Rec	Lower	11.15	x 9.32	Closet	Window	Laminate
8	Laundry	Bsmt	0	0	Window	Sliding Doors	Laminate

**Client Remks:** This perfect semi-detached home is in the heart of the coveted Bayview & Eglinton neighbourhood Sherwood Park. Lovingly designed and maintained by its interior designer owner, it features an extra wide 26.5 X 120 foot lot and its own PRIVATE DRIVEWAY! This bright west facing home highlights its lovely and calm living room with an electric fireplace. The stylish open concept Kitchen/Dining area has stone counters, stainless steel appliances, and walkout to a deck, stone patio and gorgeous perennial garden. Upstairs features a large primary bedroom with 2 closets, 2 secondary bedrooms, each with closets and a modern 4 piece bathroom. The completely finished lower level features a family room with office space, a laundry nook, multiple closets, huge storage room with shelving and another modern 4 piece bathroom. The gorgeous secret garden is filled with colourful flowers which bloom year after year, offering a truly beautiful and tranquil escape in the middle of the city. Upgrades include: Central Air Conditioning, 2025 High Efficiency Boiler, 2024 Paved Driveway, Roof 2018, updated Windows, Electrical & Plumbing. The coming CROSSTOWN LRTs Leaside Station is 1 Block from your door. Steps from Northlea Elementary & Northern Secondary, Metro Grocery Store, Whole Foods, Sherwood and Sunnybrook Parks, Sunnybrook Hospital and Bayview Avenues shops & restaurants. This home offers the perfect blend of comfort, space & community.

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



20 Elvina Gdns		Sold: \$1,600,000
Toronto Ontario M4P 1X8		List: \$1,575,000
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$10,546.32/2024	For: Sale	% Dif: 102
Sold Date: 06/06/2025		
SPIS: N	Last Status: SLD	DOM: 10
Semi-Detached	Fronting On: N	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	30 x 80.42 Feet	Washrooms: 2
	Irreg:	1x5x2nd, 1x3xLower
Dir/Cross St: Mount Pleasant + Eglinton Directions: Mount Pleasant + Eglinton		

<b>MLS#:</b> C12176959	<b>PIN#:</b> 103620432
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<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 3	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 3	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	Fenced Yard, Park, Public Transit, Ravine,	<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>	School	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.49	x 14.34	
2	Dining	Main	10.93	x 10.43	
3	Kitchen	Main	11.52	x 9.32	
4	Prim Bdrm	2nd	12.17	x 10.6	
5	2nd Br	2nd	11.84	x 9.84	
6	3rd Br	2nd	11.84	x 10.01	
7	Rec	Lower	19.59	x 16.67	

<b>Client Remks:</b> Coveted Sherwood Park. This stunning, fully renovated family home was taken down to the brick and rebuilt with care within the last five years and offers the perfect blend of modern luxury and classic charm in one of Midtown Toronto's most desirable neighbourhoods. Set on a wide 30-foot lot, this exceptionally spacious semi-detached home features a private driveway with ample parking, and set on a quiet dead-end street, a coveted find in the city. Step inside to an open-concept main floor thats perfect for entertaining, anchored by a chefs kitchen with an oversized island and breakfast bar with quartz counters, high-end appliances, and thoughtful custom finishes throughout. Upstairs, you'll find three generously sized bedrooms and a beautifully appointed family bathroom with double vanity and heated floors. The dug-out lower level impresses with almost 9-foot ceilings, providing an abundance of versatile living space ideal for a rec room, home office, or guest suite. Out back, enjoy summer evenings on the new deck overlooking a landscaped and fenced backyard, perfect for children, pets, or hosting family & friends. All this just steps to Sherwood Park, the ravine system, and the upcoming Eglinton LRT. With quick access to Yonge Street, top-rated schools, and all that midtown Toronto has to offer, 20 Elvina Gardens is the perfect place to call home.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910					





**2 Fairfield Rd**  
**Toronto Ontario M4P 1T1**  
 Toronto C10 Mount Pleasant East Toronto  
**Taxes:** \$7,975.47/2024 **For:** Sale **% Dif:** 127  
**Sold Date:** 03/01/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 4

**Semi-Detached** **Fronting On:** N **Rms:** 7 + 3  
**Link:** **Acreage:** **Bedrooms:** 3 + 1  
 2-Storey 21.02 x 113.91 Feet **Washrooms:** 4  
**Irreg:** 1x2xMain, 1x3x2nd, 1x4x2nd,  
 1x4xLower  
**Dir/Cross St:** Mount Pleasant Rd And Broadway Ave

**MLS#:** C11986728**PIN#:** 103630186

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Apartment	<b>Gar/Gar Spcs:</b>	Attached / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 16.77	Gas Fireplace	W/O To Deck	Hardwood Floor
2	Dining	Main	10.33	x 12.01	Pot Lights	Double Sink	Quartz Counter
3	Kitchen	Main	11.32	x 12.01	Hardwood Floor	Pot Lights	Large Window
4	Prim Bdrm	2nd	13.25	x 13.32	3 Pc Ensuite	Hardwood Floor	His/Hers Closets
5	2nd Br	2nd	8.99	x 12.17	Hardwood Floor	Double Closet	
6	3rd Br	2nd	9.68	x 8.76	Hardwood Floor	Double Closet	
7	Kitchen	Lower	8.17	x 8.99			
8	Den	Lower	7.51	x 11.75	Gas Fireplace	Walk-Out	Hardwood Floor
9	Br	Lower	12.24	x 15.75	W/I Closet	Hardwood Floor	Pot Lights
10	Exercise	Lower	20.57	x 10.17	Walk-Out	Above Grade Window	Pot Lights

**Client Remks:** Sensational 3+1 bed, 4 bath home on coveted Fairfield Road. Offering more than meets the eye, this updated home spans 2550 Sq. Ft. over 3 finished levels. The main floor features a bright open concept kitchen and dining with stainless steel appliances, large centre island, quartz counters, and Italian tile floors. The living room has a gas fireplace and walk out to a private deck with gas hookup for the BBQ for warm weather lounging and entertaining. The skylit second floor holds 3 bedrooms. The spacious principal bedroom has 3 piece ensuite, picture window and his/hers closets. The second and third bedrooms have hardwood floors, and generous closets. The main family bath has been updated with a soaker tub. The lower level is a flexible space, with its own separate entrance, that can be used as an in-law or nanny suite. There is an expansive recreation room with a gas fireplace, bedroom, and kitchenette. A 4 piece bath completes the suite. The garage has been converted to a gym/office/flex space with high ceilings. With 2 private parking spaces - legal front pad and laneway, wired for an EV Charger, and easy access to the fantastic shops and amenities of Mount Pleasant, TTC and soon to be completed LRT, 2 Fairfield Road is a gem that must be seen!

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


**34 Corinth Gdns**  
**Toronto Ontario M4P 2N5**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto

**Taxes:** \$9,810.68/2025**For:** Sale**% Dif:** 95**Sold Date:** 06/25/2025**SPIS:** N**Last Status:** SLD**DOM:** 23

Semi-Detached

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

3-Storey

9.84 x 117.81 Feet

**Washrooms:** 4**Irreg:**

1x2xMain, 1x5x2nd, 1x6x3rd,

Irregular - Widens to

1x2xBsmt

25.77ft at rear

**Dir/Cross St:** Bayview Avenue and Broadway Ave**Directions:** West of Bayview, North of Broadway**MLS#:** C12189152**PIN#:** 103620709

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stone / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	A
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	Built-In / 1	<b>Gas:</b>	Y
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	None
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	2000-2500		Central Vacuum, Fenced Yard, Hospital,	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		Library, Park, Public Transit, School	<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	Available
<b>Laundry lev:</b>	Upper			<b>Spec Desig:</b>	Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.36	x 10.83	Hardwood Floor	O/Looks Frontyard	2 Pc Bath
2	Dining	Main	19.62	x 14.04	Hardwood Floor	W/O To Yard	Combined W/Kitchen
3	Kitchen	Main	19.62	x 14.04	Breakfast Bar	Granite Counter	Combined W/Dining
4	2nd Br	2nd	14.11	x 14.76	Broadloom	Closet	Picture Window
5	3rd Br	2nd	13.39	x 14.07	Broadloom	Closet	O/Looks Backyard
6	Prim Bdrm	3rd	18.8	x 14.11	Broadloom	W/I Closet	6 Pc Ensuite
7	Rec	Lower	16.4	x 13.19	Broadloom	2 Pc Bath	Walk-Out

**Client Remks:** Tucked into a quiet, tree-lined cul-de-sac in the heart of Mount Pleasant East, 34 Corinth Gardens offers a rare opportunity to enjoy contemporary living in one of Toronto's most established and family-focused neighbourhoods. With over 2,400 square feet of beautifully finished space across four levels, this thoughtfully designed semi-detached three-storey home balances function, flow, and ease of living, ideal for growing families or professionals seeking space, comfort, and community. The main level features an open-concept layout with hardwood floors and natural light throughout. The kitchen includes granite countertops, stainless steel appliances, and a breakfast bar, seamlessly opening into the dining area with walkout access to the rear garden. The front-facing living room is perfect for entertaining or relaxing, and a discreet powder room completes the level. Upstairs, the second floor includes two spacious and light-filled bedrooms, each large enough to accommodate sleeping, study, and recreation areas. A modern five-piece bathroom with double vanity, along with a conveniently located laundry room. The third floor is dedicated to the primary suite, a full-floor sanctuary offering both space and serenity. A walk-in closet and six-piece ensuite provide everyday luxury, complete with a soaker tub, glass-enclosed shower, and double vanity. The sleeping quarters feature a built-in desk and are set beneath sloped rooflines, adding warmth and architectural interest. The finished lower level includes a walk-out recreation room, two-piece bathroom, and interior access to the integrated garage, a rare and valuable feature. Outside, the low-maintenance backyard features artificial turf, a stone patio, and full privacy fencing, offering the perfect blend of outdoor ease and functionality.

**Extras:****Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910