



1052 Mount Pleasant Rd Toronto Ontario M4P 2M4			Sold: \$825,000
Toronto C10 Mount Pleasant East Toronto			List: \$749,000
Taxes: \$4,170.14/2024	For: Sale	% Dif: 110	
Sold Date: 08/08/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Semi-Detached	Fronting On: W	Rms: 7 + 2	
Link: 2-Storey	Acreage: 17.5 x 80 Feet	Bedrooms: 1 + 1	Washrooms: 2
	Irreg:	1x3x2nd, 1x4xBsmt	
Dir/Cross St: Mount Pleasant and Blythwood Directions: Mount Pleasant north of Eglinton			

MLS#: C12314331

PIN#: 211370337

Legal: PT LT 42 PL 676 NORTH TORONTO AS IN CT870807; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive: None	Hydro:
Fireplace/Stv: N	Drive: None	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: None	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Hospital, Park	Waterfront:
Roof: Asphalt Shingle	Exterior Feat: Porch	Retirement:
Foundation: Stone	Interior Feat: Accessory Apartment	HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: Boundary Only
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 10.24	Hardwood Floor	O/Looks Frontyard	
2	Dining	Main	13.12	x 10.93	Hardwood Floor	Large Window	
3	Kitchen	Main	14.04	x 8.76	O/Looks Backyard	Vinyl Floor	
4	Sunroom	Main	8.2	x 7.58	Tile Floor	O/Looks Backyard	Walk-Out
5	Living	2nd	15.03	x 8.01	Hardwood Floor	Window	Closet
6	Kitchen	2nd	10.99	x 8.01	Vinyl Floor	O/Looks Backyard	
7	Br	2nd	11.81	x 11.09	Hardwood Floor	Large Closet	Large Window
8	Bathroom	2nd	7.22	x 5.68	Vinyl Floor	Soaker	
9	Br	Bsmt	14.83	x 10.6	Ceramic Floor	Glass Block Window	
10	Office	Bsmt	9.12	x 4.2	Ceramic Floor	Glass Block Window	
11	Bathroom	Bsmt	8.04	x 5.87	Vinyl Floor		
12	Utility	Bsmt	13.94	x 9.32	Combined W/Laundry	Laundry Sink	

Client Remks: Charming Opportunity in Coveted North Toronto - welcome to 1052 Mount Pleasant Road! Lovingly maintained by the same owner for 50 years, this solid home is bursting with potential. Now it's your turn to make it your own! With good bones and a rare chance to live in this high-demand Yonge and Eglinton neighbourhood, it's the perfect opportunity for first-time buyers, renovators, or anyone looking to get into the market. Step inside and let your imagination take over. Outside, your private backyard retreat offers a peaceful escape from the city bustle. Sip your morning coffee on the patio while listening to birdsong and soaking in the calm. Enjoy the best of both worlds: serene outdoor space and unbeatable urban convenience. You're just minutes to fabulous shops, restaurants, excellent schools, Sherwood Park, and easy transit. Sunnybrook Hospital is just a few blocks away. And when you don't feel like cooking, the beloved Summerhill Market is literally next door. Why settle for a condo when you can own a real house in a dream location, with no lawn to mow or driveway to shovel? More time to enjoy your neighbourhood, your city, and your life. A smart investment for the savvy buyer. Be sure to view all the photos and virtual tour! HoodQ report will provide more info about the area.

Inclusions: Stainless steel fridge, gas stove, fridge and stove in upper kitchen, washer, dryer in basement. Built in cabinets in living and dining room. All in "as is, where is" condition.

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



49 Rawlinson Ave Toronto Ontario M4P 2N1		
Toronto C10 Mount Pleasant East Toronto		
Taxes: \$5,672/2024	For: Sale	% Dif: 93
Sold Date: 11/24/2025		
SPIS: N	Last Status: SLD	DOM: 59
Semi-Detached	Fronting On: E	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	19.42 x 117 Feet	Washrooms: 2
	Irrig:	1x4xUpper, 1x3xBsmt
Dir/Cross St: Mt.Pleasant/Eglinton Directions: Mt.Pleasant/Eglinton		

MLS#: C12429084

PIN#: 103630018

Legal: PT LOTS 25 & 26 PLAN 639 NORTH SIDE EGLINTON AV EAST AS IN CT302026; T/W & S/T CT302026 ; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive:	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
Year Built: 1925	Prop Feat: Interior Feat: None	Waterfront:
Apx Sqft: 1100-1500		Retirement:
Lot Size Source: MPAC		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Laundry	Bsmt	4.07	x 8.2	
2	Bathroom	Bsmt	6.53	x 5.68	3 Pc Bath
3	Family	Bsmt	14.01	x 18.57	
4	Br	Bsmt	8.46	x 7.48	
5	Kitchen	Main	14.5	x 10.79	Hardwood Floor
6	Dining	Main	9.12	x 12.11	Hardwood Floor
7	Living	Main	10.66	x 12.76	Hardwood Floor
8	Br	Upper	8.66	x 10.96	Hardwood Floor
9	Bathroom	Upper	5.51	x 7.32	Hardwood Floor
10	Br	Upper	8.66	x 10.27	Hardwood Floor
11	Prim Bdrm	Upper	11.71	x 9.65	Hardwood Floor

Client Remarks: Fantastic opportunity in midtown Toronto! This is your chance to transform this solid home with charming character details into your dream residence in a highly desirable neighbourhood. The finished basement includes a bathroom and a separate entrance, making it easily adaptable for potential rental income. The backyard features ample storage and a patio, perfect for outdoor dining and providing plenty of space for kids and pets to play. Located in the heart of Toronto living, this area offers convenient access to green spaces, transit, restaurants, galleries, and cultural attractions. It also boasts a vibrant community with excellent schools (within the Northern Secondary School district), community centres, libraries, and family-friendly amenities, making it an ideal spot for executive families to settle in and call home.

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



221 Erskine Ave Toronto Ontario M4P 1Z5 Toronto C10 Mount Pleasant East Toronto Taxes: \$6,892.36/2025 Sold Date: 10/22/2025 SPIS: N		Sold: \$1,228,000 List: \$1,099,000
Semi-Detached	Fronting On: S	For: Sale
Link: 2-Storey	Acreage: 17.68 x 85.7 Feet	% Dif: 112 Bedrooms: 3 Washrooms: 2
	Irreg: 1x4, 1x3	
Dir/Cross St: Mt. Pleasant & Eglinton Directions: East of Mt Pleasant		

MLS#: C12463154

PIN#: 103620773

Legal: PLAN M257 PT LOTS 155 AND 156 RP 66R26586 PARTS 17 AND 18

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room	HST Applicable to: Included In
Roof: Shingles	Interior Feat: Other	Sale Price:
Foundation: 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	Foyer	Main	6.92	x 5.15	Separate Rm	Window	Panelled
2	Living	Main	16.34	x 13.16	Open Concept	Hardwood Floor	Combined W/Dining
3	Dining	Main	10.24	x 9.91	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Main	12.24	x 11.91	Stainless Steel Appl	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	16.77	x 13.42	Hardwood Floor	W/W Closet	Window
6	2nd Br	2nd	13.42	x 10.6	Hardwood Floor	Large Window	
7	3rd Br	2nd	7.74	x 7.74	Window	Hardwood Floor	
8	Rec	Bsmt	14.67	x 13.42	Laminate	Pot Lights	Window
9	Utility	Bsmt	10.66	x 6.59			

Client Remarks: Welcome to 221 Erskine Ave - your opportunity to call Toronto's coveted Sherwood Park home! This beautifully renovated south-facing semi offers 3 great sized bedrooms, 2 full baths, & a finished basement! The open-concept main floor features a bright living space, a recently updated kitchen, a breakfast bar, and sliding doors that open to a sun-drenched south-facing yard; perfect for entertaining or relaxing outdoors. Upstairs, you'll find spacious bedrooms filled with natural light, while the finished basement adds valuable living space with a 3-piece bath, rec room, laundry and additional storage. Enjoy the convenience of legal front pad parking, a handy mudroom entry, and a welcoming community known for its family-friendly atmosphere! Just steps to Sherwood Park, Summerhill Market, Yonge Street's fine dining and boutique shops, and TTC access. This home is truly a rare find in one of Toronto's most desirable neighbourhoods!

Inclusions: Existing Fridge, Stove, Dishwasher, Range Hood, Washer & Dryer, Window Coverings & ELFs, Shed in backyard

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131



1049 Mount Pleasant Rd Toronto Ontario M4P 2M5 Toronto C10 Mount Pleasant East Toronto Taxes: \$4,685.14/2025 Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,290,000 List: \$1,279,000
Semi-Detached	Fronting On: E	Rms: 6 + 1	
Link: 2-Storey	Acreage: 21.03 x 94.11 Feet	Bedrooms: 3	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Mount Pleasant Road and Sherwood Avenue Directions: east side of Mount Pleasant Road, north of Sherwood Ave			

MLS#: C12392290

PIN#: 103620139

Legal: Part Lots 40 & 41 Plan 676 as in CA405273; City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School	Under Contract: Hot Water Tank-Gas
Lot Shape: Rectangular	Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch	HST Applicable to: Included In
Lot Size Source: GeoWarehouse	Interior Feat: None	Sale Price:
Roof: Asphalt Shingle, Flat		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 10.24	Bay Window	Crown Moulding	Hardwood Floor
2	Dining	Main	12.83	x 8.5	Open Concept	Hardwood Floor	
3	Kitchen	Main	11.75	x 8.01	Renovated	Breakfast Bar	Stone Counter
4	Mudroom	Main	7.84	x 4.76	W/O To Deck	W/I Closet	
5	Prim Bdrm	2nd	13.68	x 9.51	Bay Window	Closet	
6	2nd Br	2nd	10.66	x 10.24	O/Looks Garden	Closet	
7	3rd Br	2nd	10.93	x 7.09	Closet	Broadloom	
8	Rec	Lower	18.41	x 11.32	Pot Lights	Double Closet	4 Pc Bath
9	Laundry	Lower	0	0	Double Closet		

Client Remarks: A tastefully renovated home located in the highly coveted Sherwood Park neighborhood. This property exudes charm and character, flooded with natural light and offering the added bonus of a very private backyard oasis. A spacious living room with bay window and hardwood floors, open concept dining room to the bright white kitchen with shaker-style cabinetry, Caesarstone countertops, marble backsplash, stainless steel appliances and large breakfast bar. Walk out to the garden through a mud room with plenty of windows and oversized walk-in closet creating a seamless indoor-outdoor living experience. Three well-sized bedrooms and spa-like four-piece bathroom. The lower level has a recreation room with pot lighting a double closet, single closet, four-piece bathroom, plenty of storage and laundry area behind double doors. Ultimate garden oasis in a picture perfect garden with maximum privacy, family sized deck, fenced garden, patio and unobstructed views over neighbouring yards - a peaceful setting! Park one car on the legal front pad. Sherwood Park neighbourhood is known for its exceptional public schools (Blythwood, Glenview, North Toronto Collegiate) and private schools close by, lush parks, ravine system... a short stroll to the Yonge subway, bus at your doorstep, and several vibrant shopping areas offering a small-town vibe in an upscale neighbourhood - this location provides the perfect blend of convenience and community. A meticulously maintained home offering easy family living.

Inclusions: Gas furnace, central air conditioning, KitchenAid stove, Maytag fridge, Bosch dishwasher, Sunbeam microwave, exhaust fan, Kenmore washer (as is) and dryer, window coverings (except excluded), light fixtures (except excluded), third bedroom wardrobe

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



198 Broadway Ave Toronto Ontario M4P 1V9			Sold: \$1,282,000
Toronto C10 Mount Pleasant East Toronto			List: \$1,299,000
Taxes: \$5,915.44/2024	For: Sale	% Dif: 99	
Sold Date: 07/19/2025			
SPIS: N	Last Status: SLD	DOM: 16	
Semi-Detached	Fronting On: N	Rms: 5 + 1	
Link: 2-Storey	Acreage: 23 x 80 Feet	Bedrooms: 2	Washrooms: 2
	Irrig:	1x5x2nd, 1x3xLower	
Dir/Cross St: Mt Pleasant & Eglinton Ave E Directions: Mt Pleasant & Eglinton Ave E			

MLS#: C12260598

PIN#: 103620480

Legal: Pt Lt 22 Plan 806 As In Ca454284

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to
Roof: Asphalt Shingle	Interior Feat: Central Vacuum	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Lower		Spec Desig:

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.63	x 11.58	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	11.25	x 10.2	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	11.15	x 6.99	Modern Kitchen	Stainless Steel Appl	Centre Island
4	Family	Main	17.65	x 11.38	Marble Fireplace	Window Flr to Ceil	O/Looks Backyard
5	Prim Bdrm	2nd	14.7	x 9.48	Hardwood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	11.78	x 11.19	Hardwood Floor	Closet	Picture Window
7	Rec	Lower	22.9	x 14.8	3 Pc Bath	Finished	Broadloom

Client Remks: This charming, renovated semi-detached two-storey home offers the perfect blend of character and modern updates. Flooded with natural light, the heart of the home is the open-concept eat-in kitchen, featuring a central island, stainless steel appliances, and a seamless flow into the dining area ideal for both everyday living and entertaining. The spacious main-floor family room addition boasts a marble gas fireplace and wall-to-wall windows with views of the private, fenced backyard and lush garden. The finished lower level includes a renovated three-piece bathroom, a versatile rec room, and generous storage perfect for a home office or media space. Additional highlights include front pad parking, formal living and dining rooms, a cozy covered deck, and a separate entrance to the basement. The front and back perennial gardens are a true labour of love, blooming beautifully across the seasons. Located in a sought-after neighbourhood with a Walk Score of 84, you're just steps to Yonge Street, Eglinton, the TTC, the upcoming LRT, top-rated schools, parks, and countless amenities. A rare opportunity not to be missed!

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings. Broadloom where laid. B/I Shelving in living room. Main Roof (2024), Roof of Addition (2023).

Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575



13 Rowley Ave Toronto Ontario M4P 2S9			Sold: \$1,375,000 List: \$1,350,000
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$6,545.48/2025		For: Sale	% Dif: 102
Sold Date: 09/11/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: E	Rms: 7 + 1	
Link: 2-Storey	Acreage: 22.46 x 120 Feet	Bedrooms: 3	Washrooms: 2
	Irrig:	1x4x2nd, 1x3xLower	
	Dir/Cross St: Rowley and Broadway	Directions: East of Bayview, North of Eglinton	

MLS#: C12389700

PIN#: 103640118

Legal: PLAN M586 PT LOT 42

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Finished	Park/Drive: Mutual	Hydro: Y
Fireplace/Stv: Y	Drive: Mutual	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone: A
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: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	Waterfront: None
Lot Size Source: MPAC	Interior Feat: None	Retirement: N
Roof: Asphalt Shingle		HST Applicable to: Included In
Foundation: Concrete Block		Sale Price:
Assessment: POTL: N		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Lower		Survey Type: Available
		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	13.58	x 6	Hardwood Floor	Closet
2	Living	Main	16.83	x 10.83	Hardwood Floor	Crown Moulding
3	Dining	Main	12.07	x 9.42	Hardwood Floor	Crown Moulding
4	Kitchen	Main	12.07	x 9.42	Tile Floor	Stainless Steel Appl
5	Prim Bdrm	2nd	13.48	x 10.93	Hardwood Floor	Double Closet
6	2nd Br	2nd	13.16	x 8.66	Hardwood Floor	Closet
7	3rd Br	2nd	10.01	x 8.23	Hardwood Floor	Closet
8	Rec	Lower	16.99	x 13.75	Laminate	Pot Lights
						Closet

Client Remarks: Perfectly situated on a quiet and family-friendly enclave, this beautifully maintained red-brick semi-detached home offers a rare combination of timeless charm, natural light, and unbeatable convenience. Just steps from Bayview Avenue shops, top public and private schools, and the Leaside LRT station, this property delivers both immediate comfort and long-term potential in one of midtown's most desirable locations. Cherished by the same family for over 25 years and thoughtfully maintained, the home is filled with character and warmth. The inviting main floor features a sun-filled layout with hardwood floors throughout, a bright front living room with crown moulding overlooking the dining room; perfect for entertaining. The adjacent kitchen is well-appointed with stainless steel appliances, ample cabinetry, and a convenient breakfast bar perfect for everyday family life and entertaining. Upstairs, three well-proportioned bedrooms each include hardwood flooring and generous closet space, all served by a spacious four-piece bathroom. The finished lower level adds flexibility with a large recreation room, full bathroom, laundry closet, ample storage and a separate side entrance offering future potential. Outdoors, the fully fenced backyard is a serene retreat with a wood deck featuring a cedar privacy screen and pergola, interlocking stone patio, mature trees and perennials that bloom through the seasons. A rear garden professionally finished with cedar shed adds convenient outdoor storage. With its wide lot, private outdoor space, and proximity to schools, parks, and transit, this is a rare opportunity to enjoy both lifestyle and value in a truly established neighbourhood. A home that's ready to move into with the flexibility to grow along with your family.

Inclusions: See Schedule B

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



250 Broadway Ave Toronto Ontario M4P 1V9			Sold: \$1,630,000 List: \$1,595,000
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$8,423.15/2025	For: Sale		% Dif: 102
Sold Date: 09/15/2025			
SPIS: N	Last Status: SLD	DOM: 11	
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 1	
Link: 3-Storey	Acreage: 25 x 46.08 Feet	Bedrooms: 3	Washrooms: 3
	Irrig:	1x2xIn Betwn, 1x4x2nd, 1x4x3rd	
	Dir/Cross St: Eglinton/East of Mount Pleasant	Directions: Eglinton/East of Mount Pleasant	

MLS#: C12382417

PIN#: 103620537

Legal: PCL 7-6 SEC M351; FIRSTLY: PT Lot 7 Plan M351; PT 24 & 25 66R13982; T/W PT Lot 7 Plan M351 PT 26 TO 28 66R13982 AS IN C159320; T/W PT Lots 6 AND 7 Plan M351 PT 35 TO 38 66R13982 AS IN C159320; T/W PT Lot 7 Plan M351 PT 41 & 42 & PT 40 66R13982 AS IN C1593

Kitchens: 1	Exterior: Stucco/Plaster / Brick Veneer	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Full	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Available, Inside Entry, Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fenced	Waterfront:
Lot Shape: Rectangular	Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	Retirement:
Lot Size Source: GeoWarehouse	Exterior Feat: Deck, Landscaped	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Central Vacuum, Water Heater	Sale Price:
Foundation: Poured Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.01	x 20.73	Skylight	Gas Fireplace	W/O To Deck
2	Dining	Main	22.01	x 20.73	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	14.17	x 10.99	Casement Windows	Stainless Steel Appl	Ceramic Floor
4	2nd Br	2nd	16.17	x 20.67	O/Looks Backyard	Double Closet	4 Pc Bath
5	3rd Br	2nd	12.01	x 13.85	O/Looks Garden	Double Closet	Hardwood Floor
6	Prim Bdsm	3rd	11.75	x 18.5	His/Hers Closets	4 Pc Ensuite	W/O To Balcony
7	Family	Lower	13.75	x 20.41	Above Grade Window	Laminate	B/I Shelves
8	Laundry	Lower	7.74	x 6.66	Stainless Steel Appl	Laundry Sink	W/O To Garage

Client Remks: 'Gates of Broadway' is a very quiet enclave of freehold townhomes with a common roadway which includes visitor parking. This west facing corner end home has a beautifully landscaped front yard, side area and newly fenced entertainment-size backyard.

Encompassing approximately 2368 s.f. of finished living area on 4 levels, this townhome is larger than many semi-detached in the area. All rooms are spacious and bright with large windows allowing ample west, north and east light from three sides. These owners of 24 years have maintained the property with continuous improvements. This includes top-of-the-line quality windows and doors throughout, replacement of the roof, front stucco, and mechanics. The kitchen was completely renovated, including insulating the garage ceiling below and adding an insulated garage door. Wide plank hardwood flooring was added to the second and third floors. Most recently, the powder room was modernized, and the entire interior of the home was painted. Ideally located, it is within short walking distance to all transportation and shopping conveniences of Eglinton Ave. and Mount Pleasant Rd., excellent schools, including Northern Secondary School, just around the corner. A 'maintenance' agreement among all owners of 'The Gates' for shared cost of snow removal, landscaping of common areas, and general road and common fencing maintenance makes for easier living. Please click 'Links' and watch the video. Be impressed with this beautiful home! An opportunity to be a part of this very special community!

Inclusions: All appliances as seen on premises. Stainless Steel Whirlpool Stove 2019, Exterior Exhaust Vent Hood, KitchenAid Fridge 2019, Dishwasher(as is), LG Washer/Dryer 2025. Basement Fridge (as is). All Custom Blinds, Attached ELFs, Hi Efficiency Furnace 2016, CAC 2016, HWT(R) 2023, Central Vacuum & Equipment, Electric Garage Door Opener+2 Remotes. Built-in Credenza and Bookshelves in Family/Rec Room, Built-In Shelves in Garage.

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



34 Elvina Gdns Toronto Ontario M4P 1X8			Sold: \$1,580,000 List: \$1,599,000
Toronto C10 Mount Pleasant East Toronto			
Taxes: \$7,900/2025	For: Sale		% Dif: 99
Sold Date: 11/05/2025			
SPIS: N	Last Status: SLD	DOM: 12	
Semi-Detached	Fronting On: N	Rms: 6 + 2	
Link: 2-Storey	Acreage: 30 x 80.5 Feet	Bedrooms: 3	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Mount Pleasant & Eglington Directions: N/A			

MLS#: C12481438

PIN#: 103620439

Legal: Lot 14, Plan 647E - Semi-Detached

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: Y	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Central Vacuum, Cul De Sac, Hospital, Library, Park, Public Transit, Ravine	HST Applicable to Included In
Lot Size Source: GeoWarehouse	Exterior Feat: Deck, Landscaped, Porch	Sale Price:
Roof: Shingles	Interior Feat: Central Vacuum	Farm/Agr:
Foundation: Other		Oth Struct: Garden Shed
Assessment: POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 12.99	Bay Window	Open Concept	Wood Floor
2	Dining	Main	12.99	x 9.28	O/Looks Garden	Open Concept	Wood Floor
3	Kitchen	Main	12.01	x 9.58	Modern Kitchen	Stainless Steel Appl	Wood Floor
4	Prim Bdrm	2nd	10.1	x 9.09	3 Pc Ensuite	Double Closet	
5	2nd Br	2nd	10.7	x 8.99	Wood Floor	Double Closet	
6	3rd Br	2nd	10.7	x 8.99	Wood Floor	Double Closet	
7	Rec	Lower	19.09	x 13.09	Vinyl Floor	Pot Lights	
8	Exercise	Lower	11.98	x 7.91	3 Pc Bath	Pot Lights	
9	Laundry	Lower	13.65	x 6.99	Laundry Sink		

Client Remarks: Welcome to your Dream Home, fully renovated with luxury, style and functionality. Situated on a quiet street in prestigious Sherwood Park, steps to Transit, Top-Rated Schools, Parks, Shopping, Boutiques, Fine Dining & Cafes. Bright, Open Concept Design - perfect for a family and entertaining. The large, modern white kitchen is a Chef's delight, featuring an oversized breakfast bar, Caesar stone Countertop, heated floor, stainless Steel Appliances, and walk-out to Deck & Garden. The finished lower level with new vinyl flooring includes a bright, spacious rec room, perfect setting for movie night, game's room, kid's play, a home gym, office or guest room. The entire home has been freshly painted including the front porch and steps. Beautifully landscaped front garden, Private Drive with ample parking. Low maintenance grounds, tidy backyard, artificial turf and concrete Patio. Don't miss this opportunity to own a turn-key home in a family, friendly neighborhood.

Inclusions: All electric light fixtures, pot lights, window blinds & drapery, S/S Samsung Fridge, Ge 5 Burner Gas Stove, Bosch Dishwasher, Samsung Washer & Dryer, Gas Furnace, Central Air, Modern Kitchen Stools, Living Room Wall Cabinet and Sofa Bed.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200



394 Keewatin Ave
Toronto Ontario M4P 2A5

Toronto C10 Mount Pleasant East Toronto

Taxes: \$10,293.28/2025

Sold Date: 07/10/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$1,652,000
List: \$1,695,000

% Dif: 97

Semi-Detached

Fronting On: S

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3

3-Storey

18.12 x 207 Feet

Washrooms: 2

Irreg:

1x4x3rd, 1x4x2nd

Dir/Cross St: east of Mount Pleasant **Directions:** east of Mount Pleasant

MLS#: C12215490

Legal: PLAN M146 PT LOTS 37 & 38

PIN#: 103620231

Kitchens: 1	Exterior: Brick / Other	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water:
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer:
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	Retirement:
Roof: Flat	Interior Feat: Water Heater Owned	HST Applicable to: Included In
Foundation: Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.06	x 8.69	B/I Bookcase	Fireplace	Open Concept
2	Dining	Ground	11.48	x 10.27	Open Concept	Hardwood Floor	
3	Kitchen	Ground	13.71	x 12.76	Eat-In Kitchen	Open Concept	W/O To Sundeck
4	2nd Br	2nd	13.98	x 9.02	W/I Closet	Murphy Bed	
5	3rd Br	2nd	13.98	x 9.74	Closet	4 Pc Bath	O/Looks Backyard
6	Prim Bdrm	3rd	20.21	x 13.58	W/I Closet	3 Pc Ensuite	
7	Rec	Bsmt	24.11	x 12.96	L-Shaped Room		
8	Laundry	Bsmt	8.99	x 7.87			

Client Remarks: Wake up to treetop views in your full-floor primary suite overlooking Sherwood Park! Sophisticated fully-renovated three story home on a quiet dead-end street! Stylish open concept living with nothing to do! Major renovation and full third floor primary suite added by current owners. Stylish living with bright, open spaces. Open concept main floor with custom built-ins and fireplace in the living room. Bright, open dining room and fully renovated kitchen with a breakfast bar, new appliances, excellent storage and walk-out to the deck overlooking spectacular backyard with direct access at the back to Sherwood Park. Second floor boasts spacious second and third bedrooms for kids, guests or fabulous home offices! Second bedroom boasts a custom built-in Murphy bed that becomes a desk/work station when closed and a large walk-in closet. Separate linen closet and stylish full bathroom with a jetted tub/glass shower combo and beautiful vanity services the second floor bedrooms. Third bedroom overlooks the backyard and has a spacious double closet! The newly added full third floor is a luxurious primary suite overlooking the treetops of the park! This primary suite comes complete with sitting area, custom built-ins, walk-in closet and gorgeous ensuite bathroom with spacious glass shower and double sinks in the vanity! Lower level was waterproofed and has a recreation room that is perfect for a gym area, lounging space or movie nights. Separate laundry room has great custom built in storage too! This gorgeous home has nothing left to do, but to move in and enjoy! Excellent Carson & Dunlop home inspection available by request - don't delay - this one's a gem!

Inclusions: stainless steel fridge, stainless steel gas range, stainless steel built-in dishwasher, washer &dryer, gas furnace and equipment, on demand owned hot water tank, central air conditioning, sump pump, all window coverings, all electric light fixtures

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



28 Corinth Gdns Toronto Ontario M4P 2N5			Sold: \$1,915,000 List: \$1,980,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			
Taxes: \$9,077.02/2024	For: Sale		% Dif: 97
Sold Date: 07/18/2025			
SPIS: N	Last Status: SLD	DOM: 100	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
3-Storey	7 x 152.89 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x5x3rd, 1x4xBsmt	
Dir/Cross St: Mount Pleasant & Eglinton Directions: North of Eglinton (Between MT Pleasant/ Bayview)			

MLS#: C12071792

PIN#: 103620717

Assignment: N

Legal: PLAN 1251 PT BLK B RP 66R20513 PARTS 20 TO 22

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront: None
Apx Age: 16-30	Pool: None	Retirement: N
Year Built: 2003	Prop Feat: Cul De Sac, Fireplace/Stove, Hospital, Park, Public Transit, School	HST Applicable to Sale Price: Not Subject to HST
Yr Built Source: MPAC	Interior Feat: None	Farm/Agr:
Apx Sqft: 2000-2500		Oth Struct:
Lot Shape: Other		Survey Type: Available
Lot Size Source: GeoWarehouse		Spec Desig: Unknown
Roof: Membrane		
Foundation: Unknown		
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.81	x 9.81	Open Concept	Hardwood Floor	Pot Lights
2	Kitchen	Main	19.32	x 13.75	Combined W/Dining	Breakfast Bar	Stainless Steel Appl
3	Dining	Main	19.32	x 13.75	Combined W/Kitchen	Hardwood Floor	W/O To Patio
4	2nd Br	2nd	13.75	x 13.58	Hardwood Floor	Double Closet	Window
5	3rd Br	2nd	13.02	x 9.84	Hardwood Floor	Closet	Window
6	Prim Bdrm	3rd	13.81	x 18.24	5 Pc Bath	Gas Fireplace	W/I Closet
7	Rec	Lower	12.73	x 13.75	Above Grade Window	Broadloom	4 Pc Bath

Client Remarks: Nestled on a quiet cul-de-sac sits this stately semi-detached 3-storey home! This upscale home offers over 2000 square feet of premium living space and is in the coveted Northlea & Leaside/Northern SS districts. This home is perfect for those looking for a peaceful retreat in the city, a busy/growing family or simply a couple looking for a pied-a-terre. Step inside, and you are immediately greeted with 9-foot ceilings on the main floor and an abundance of natural light. A wonderful floorplan - perfect for entertaining with no wasted space. Enjoy meal prep in your spacious kitchen featuring stainless steel appliances, granite countertops, and loads of pantry space/cabinetry. Every meal is accompanied by views of your beautiful maintenance-free yard and patio! Whether you enjoy dining Al Fresco or crave the perfect spot for your morning coffee - this backyard provides the perfect backdrop all year round. Upstairs on the second floor, you will find two bright and generous-sized bedrooms, a 5 piece bathroom and loads of closet/storage space! On the third floor, a fabulous primary retreat awaits with a gas fireplace & juliette balcony! The primary suite features a walk-in closet, an amazing 5-piece bath with a beautiful glass shower, a soaker tub & double sinks! A real escape from the everyday! The lower-level recreation room lends itself to game nights, movie nights, a home office or a great hangout for your teens! A convenient 4-piece bathroom rounds out the space. Easy access into the garage from your lower level and parking for 3 cars available in this home (2 on driveway and one in the garage!). ****EXTRAS**** Amazing Schools: Northlea, Leaside SS/Northern SS. Fantastic location just steps to Sherwood Park, Sunnybrook Park, Bayview/Mount Pleasant/Yonge Restaurants, Shopping, Future LRT & So Much More!

Inclusions: All existing appliances including SS fridge, SS Dishwasher, SS Range & Hood Vent, SS Washer/Dryer. Pantry Cabinet in Kitchen, All Existing Light Fixtures & Existing Window Coverings, GDO & Remotes

Listing Contracted With: REAL BROKER ONTARIO LTD.888-311-1172