
	207 Marlborough Pl Toronto Ontario M5R 3J5 Toronto C02 Annex Toronto Taxes: \$6,831.01/2024 Sold Date: 03/16/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,265,000 List: \$1,349,000 For: Sale % Dif: 94				
	Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Yonge and Price			Fronting On: S Acreage: 15.75 x 63.28 Feet Irreg: Irregular Rms: 8 Bedrooms: 2 + 1 Washrooms: 1 1x4xUpper				
MLS#: C11998198 PIN#: 211930295								
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat:			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	4	x 4	Tile Floor	Clerestory		
2	Living	Main	14.83	x 12.83	Hardwood Floor	Large Window	Open Concept	
3	Dining	Main	11.52	x 10.6	Hardwood Floor	Large Window	Open Concept	
4	Kitchen	Main	12.17	x 10.66	Eat-In Kitchen	Walk-Out	O/Looks Backyard	
5	Prim Bdrm	2nd	12.76	x 11.42	Double Closet	Hardwood Floor	Window	
6	2nd Br	2nd	11.42	x 8.43	Window	B/I Closet	Hardwood Floor	
7	Den	2nd	10.66	x 8.6	Broadloom	Large Window		
8	Laundry	Lower	15.42	x 10.93				
Client Remks: Listen closely and you'll hear the sound of opportunity knocking! Welcome to 207 Marlborough Place, an incredibly charming row house in one of Toronto's most sought-after neighbourhoods! Nestled near Yonge & Summerhill, this treasured home is full of warmth, character, and potential. The surprisingly wide and bright open-concept main floor offers a spacious living and dining area, perfect for both everyday living and entertaining. The airy eat-in kitchen overlooks the generous, verdant backyard and features a walkout, making outdoor gatherings effortless. Upstairs, the oversized primary bedroom provides a serene and quiet retreat. The second bedroom easily accommodates a queen sized bed, while the sunny den offers flexibility- it could easily be converted into a third bedroom to suit your needs. Laneway access to the backyard is a special feature, providing convenient access to the backyard.The location is unbeatable! Just steps from upscale shops, top-rated restaurants, York Racquets and The Toronto Lawn Tennis Club, top tier private schools, and public transit- the best of the city at your doorstep. This is an exceptional opportunity to use your imagination and to customize and create a city home that truly fits your style and lifestyle.								
Extras:								
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910								



141 Marlborough Pl
Toronto Ontario M5R 3J5
Toronto C02 Annex Toronto
Taxes: \$8,362/2024
Sold Date: 05/29/2025
SPIS: N
Last Status: SLD
DOM: 3

Sold: \$1,300,014
List: \$1,199,900
For: Sale
% Dif: 108

Att/Row/Twnhouse
Link:
2-Storey

Fronting On: S
Acreage:
16.12 x 100.13 Feet
Irreg:

Rms: 7
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xBsmt

Dir/Cross St: Marlborough Pl/Avenue Road
Directions: East on Marlborough Pl (One Way_ off of MacPherson/Avenue Road.

MLS#: C12173193

PIN#: 211930315

Kitchens: 1
Fam Rm: Y
Basement: Full / Part Fin
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1880
Yr Built Source: MPAC
Apx Sqft: 700-1100
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.24	x 12.89	Wood Floor
2	Dining	Main	10.24	x 12.89	Wood Floor
3	Kitchen	Main	8.79	x 8.01	Wood Floor
4	Family	Main	14.34	x 9.84	Wood Floor
5	Prim Bdrm	2nd	12.2	x 12.89	Broadloom
6	2nd Br	2nd	9.19	x 8.07	Broadloom
7	3rd Br	2nd	10.63	x 9.88	Wood Floor
8	Other	Bsmt	29.07	x 11.84	
9	Other	Bsmt	9.68	x 9.88	

Client Remks: Timeless Charm in the Heart of Toronto- Classic Victorian on Coveted Marlborough Place. In the words of Cher "If I could turn back time..." they just don't build homes like this anymore. Tucked away on a quiet, one-way street in one of Toronto's most desirable neighbourhoods, this solid brick Victorian is a rare find. Built in 1880, this home has gracefully stood the test of time for over 145 years, showcasing the craftsmanship and enduring quality that defines classic Toronto architecture. From the intricate brickwork to the stained glass windows, every detail speaks of a bygone era. Move-in ready or an ideal blank canvas for your own design vision, the home offers a spacious and functional layout with incredible potential. The second floor features three generously sized bedrooms, a large 4-piece bathroom, and the convenience of an upstairs laundry room. On the main level, enjoy a versatile living and dining area, along with a cozy rear family room featuring a gas fireplace insert. Step outside into your private, lush backyard oasis a rare treat in the city. Complete with a deck, awning, and lane-access parking, it's the perfect retreat for summer evenings and weekend BBQs. Location? It doesn't get better. Walk to Rosedale subway station, browse the upscale shops and cafes along Yonge Street, and visit the city's most elegant LCBO. Marlborough Place is a hidden gem, offering peaceful residential charm just steps from the vibrant heart of Toronto.This is more than a house it's a piece of Toronto history ready to welcome its next chapter. Make it yours, and carry its legacy forward for the next 100 years.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-531-9680

**7 SHAFTESBURY PI****Toronto Ontario M4T 2A5**

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$8,111.38/2024**For:** Sale**Sold:** \$1,621,000**List:** \$1,695,000**% Dif:** 96**Sold Date:** 05/27/2025**SPIS:** N**Last Status:** SLD**DOM:** 20

Semi-Detached

Fronting On: W**Rms:** 5**Link:****Acreage:****Bedrooms:** 2

2-Storey

17.7 x 61.8 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: YONGE & ST. CLAIR**Directions:** E ON SHAFTESBURY AVENUE, N ON SHAFTESBURY PLACE**MLS#:** C12129519**PIN#:** 211200335**Assignment:** N**Fractional Ownership:** N

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

Exterior: Brick
Drive: None
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Public Transit

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

Hydro:
Phone:
 Municipal
 Sewers
 None
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 12.07	Hardwood Floor	Fireplace	Juliette Balcony
2	Kitchen	Main	11.88	x 14.86	Stainless Steel Appl	Stone Counter	Pot Lights
3	Dining	Main	12.73	x 8.6	Combined W/Living	Hardwood Floor	Pot Lights
4	Prim Bdrm	2nd	15.35	x 12.7	Hardwood Floor	His/Hers Closets	Ensuite Bath
5	2nd Br	2nd	13.12	x 10.66	Hardwood Floor	Double Closet	Window
6	Bathroom	2nd	9.32	x 9.28	Marble Floor	Soaker	Skylight
7	Rec	Bsmt	12.86	x 13.71	Broadloom	Walk-Out	3 Pc Bath
8	Laundry	Bsmt	5.91	x 9.12	Granite Counter	B/I Shelves	Laundry Sink

Client Remks: Elegant 2-Story Semi-Detached in Prestigious Yonge & Summerhill Mews This sophisticated residence in the coveted Yonge & Summerhill neighborhood offers refined living with impeccable details throughout. The main level showcases a thoughtfully designed living and dining space adorned with rich hardwood flooring and a custom fireplace as its centerpiece. The gourmet kitchen is a chef's delight featuring select high-end finishes and an intimate breakfast nook perfect for morning coffee or casual dining. Abundant natural light streams through well-positioned windows, creating a bright, welcoming atmosphere throughout the day. The second floor boasts a stunning primary bedroom retreat complete with built-in closets providing abundant storage with a designer touch. The adjoining ensuite bathroom offers a spa-like experience with high-end fixtures and premium finishes. A spacious second bedroom provides versatility as either a comfortable guest room or sophisticated home office depending on your needs. The basement has been thoughtfully transformed into a perfect recreational space, ideal for entertaining or relaxation. This versatile area functions beautifully as a bonus TV room or private guest suite, complete with a renovated 3-piece bathroom featuring contemporary finishes and fixtures. Step outside to discover a quiet landscaped sanctuary in the heart of the city. The backyard offers a serene retreat from urban life, providing the perfect setting for morning coffee, evening relaxation, or entertaining friends in your private urban oasis. Truly exceptional location, just a 5 minute walk to Terroni, steps to the David A Balfour Park with beautiful walking trails that extend to the Evergreen Brickworks, just a 3-minute walk to Summerhill Subway Station, offering effortless access to Toronto's transit network. Step outside your door and immerse yourself in the vibrant atmosphere of Yonge Street's curated shops, cafes, and renowned restaurants.

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



17 Marlborough Ave
Toronto Ontario M5R 1X5
 Toronto C02 Annex Toronto

Sold: \$1,770,000
List: \$1,999,000

Taxes: \$8,497.63/2024

For: Sale

% Dif: 89

Sold Date: 04/23/2025

SPIS: N

Last Status: SLD

DOM: 105

Att/Row/Twnhouse

Fronting On: S

Rms: 7

Link:

Acreage:

Bedrooms: 4 + 1

2 1/2 Storey

16.8 x 120.87 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Yonge St / Marlborough Ave

MLS#: C11913066

PIN#: 211930472

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

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.8	x 14.37	Fireplace	Open Concept	Stained Glass
2	Dining	Main	24.8	x 14.37	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Main	15.42	x 9.71	Separate Rm	W/O To Deck	
4	Br	2nd	11.58	x 8.17	Double Closet	Hardwood Floor	South View
5	2nd Br	2nd	10.04	x 6.23	B/I Desk	Closet	Hardwood Floor
6	Office	3rd	12.73	x 8.56	Hardwood Floor	W/O To Sundeck	
7	Br	3rd	14.63	x 14.3	Hardwood Floor	Pot Lights	W/I Closet
8	Other	3rd	13.88	x 11.15	Balcony	Separate Shower	Hardwood Floor
9	Br	Bsmt	0	0	3 Pc Bath	Combined W/Living	Pot Lights

Client Remks: Rare & Charming 4 Bedroom Townhome in Desirable Summerhill Neighbourhood! This home exudes character & warmth, offering a perfect blend of traditional charm with modern updates. Recent upgrades include fully finished basement with separate entrance, brand new basement kitchen & 3piece washroom, new basement door, brand new carpeting, fresh paint, updated main level kitchen, updated washrooms throughout. Enjoy entertaining on your lovely large private backyard deck! Located in the heart of Summerhill, this townhome offers a unique opportunity to experience a vibrant community & lifestyle. Steps to Summerhill Market, Yorkville, Ramsden Park, Yonge St, TTC, trendy shops, cafes. Walk score 89! Don't miss your chance to own a piece of Summerhill's charm!

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588



94 Birch Ave		Sold: \$1,885,000	
Toronto Ontario M4V 1C8		List: \$1,875,000	
Toronto C02 Annex Toronto			
Taxes: \$8,898.20/2024		For: Sale	% Dif: 101
Sold Date: 03/13/2025			
SPIS: Y	Last Status: SLD	DOM: 1	
Att/Row/Twnhouse	Fronting On: S	Rms: 7	
Link:	Acreage:	Bedrooms: 4	
3-Storey	15 x 138 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3x3rd	
Dir/Cross St: Yonge/Summerhill Directions: Use GPS			

MLS#: C12015432	PIN#: 211930170
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: None		Cable TV:	
Basement: Unfinished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fenced Yard, Fireplace/Stove, Park, Place		Farm/Agr:	
Assessment: POTL:		Of Worship, Public Transit, School		Oth Struct:	
POTL Mo Fee:				Survey Type: Boundary Only	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.07	x 3.74	Double Closet	2 Pc Bath	
2	Living	Main	28.58	x 14.5	Gas Fireplace	Hardwood Floor	Picture Window
3	Dining	Main	28.58	x 14.5	Open Concept	Hardwood Floor	Pot Lights
4	Kitchen	Main	13.48	x 10.33	Renovated	Hardwood Floor	W/O To Yard
5	2nd Br	2nd	14.5	x 13.09	Double Closet	Hardwood Floor	4 Pc Bath
6	3rd Br	2nd	11.09	x 3.28	Closet	Hardwood Floor	Window
7	4th Br	2nd	11.15	x 10.33	Double Closet	Hardwood Floor	B/I Bookcase
8	Prim Bdrm	3rd	20.01	x 12.5	W/I Closet	3 Pc Ensuite	W/O To Terrace
9	Other	3rd	11.25	x 10.01	Balcony	O/Looks Backyard	
10	Cold/Cant	Bsmt	27.59	x 14.34			
11	Laundry	Bsmt	20.01	x 9.58			

Client Remks: Tucked away on a quiet dead-end street across from Lionel Conacher Park, this stunning three-story Victorian gem sits on a 15 x 138 ft lot in the sought-after Yonge & Summerhill area. Offering approximately 1,822 sq. ft. plus an additional 680 sq. ft. in the unfinished basement, this home seamlessly blends historic charm with modern updates. The bright, open-concept living and dining area features a cozy fireplace, hardwood floors, high ceilings, and a striking picture window--an arched beauty with a stained-glass transom. The renovated eat-in kitchen boasts ample cabinetry and a walkout to a private garden oasis --an ideal retreat for outdoor dining and relaxation. The second floor offers a versatile layout with three bedrooms, each with a closet, making them perfect for a home office or den, plus a four-piece bathroom. The third-floor primary retreat is a true sanctuary, complete with a walk-in closet, a three-piece ensuite, and an approximately 116 sq. ft. sundeck overlooking the lush rear garden. This prime location is just minutes from public and private schools, parks, boutique shopping, dining, and convenient subway access. A rare opportunity to own a character-filled home on an exceptionally deep lot in one of Toronto's most desirable neighbourhoods!

Extras:
Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> 416-960-9995


184 Macpherson Ave
Toronto Ontario M5R 1W8

Toronto C02 Annex Toronto

Taxes: \$8,798.06/2025**For:** Sale**Sold:** \$2,000,000**List:** \$2,188,800**Sold Date:** 02/25/2025**% Dif:** 91**SPIS:** N**Last Status:** SLD**DOM:** 43**Att/Row/Twnhouse****Fronting On:** N**Rms:** 11 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

14.95 x 66 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x6x3rd

Dir/Cross St: Avenue Road & Dupont St.**MLS#:** C11921172**PIN#:** 211930324

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Arts Centre, Family Room, Hospital, Library, Park, Public Transit, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.59	x 3.31	Tile Floor	Walk-Out	Clerestory
2	Living	Main	14.4	x 10.17	Hardwood Floor	Large Window	Fireplace
3	Dining	Main	12.4	x 11.32	Hardwood Floor	Crown Moulding	Open Concept
4	Kitchen	Main	12.99	x 10.17	Stainless Steel Appl	Modern Kitchen	W/O To Yard
5	Family	2nd	14.17	x 10.99	B/I Bookcase	Large Window	O/Looks Frontyard
6	2nd Br	2nd	11.15	x 8.5	Hardwood Floor	Large Closet	Casement Windows
7	3rd Br	2nd	10.33	x 6.5	Hardwood Floor	Murphy Bed	Picture Window
8	Bathroom	2nd	0	0	Tile Floor	Window	4 Pc Bath
9	Prim Bdrm	3rd	19.26	x 11.32	Coffered Ceiling	Large Window	Metal Railing
10	Other	3rd	0	0	Hardwood Floor	B/I Closet	B/I Shelves
11	Bathroom	3rd	11.58	x 10.4	Tile Floor	Sunken Room	Separate Shower
12	Laundry	Lower	37.99	x 11.32	Concrete Floor	Laundry Sink	Unfinished

Client Remks: Your Summerhill Escape Awaits! Nestled in the heart of coveted Summerhill, this elegant pied-a-terre is a harmonious blend of refinement, charm, and thoughtful design. Boasting 3+1 bedrooms, this home offers space and style in equal measure. The serene primary retreat on the top floor is a true sanctuary, featuring soaring vaulted ceilings, a generously sized walk-in closet, and a spa-like ensuite with exquisite finishes. The second level is anchored by a bright and inviting family room, complete with a custom-built bookcase that adds both function and warmth to the space perfect for quiet evenings or lively gatherings. On the main floor, a timeless French-inspired living and dining area exudes character, with a reclaimed wood mantle serving as a striking focal point, framed by symmetrical display units ideal for showcasing treasured pieces from your travels. An open-concept design ensures seamless flow into the spacious galley kitchen, where practicality meets elegance. This well-appointed culinary haven features ample counter space and storage, making it as suited to everyday meals as it is to entertaining. French doors lead to a charming outdoor entertaining space, ready for haute cuisine experiences or tranquil moments in the sun. From the quaint fenced-in front courtyard, perfect for a morning coffee, to the welcoming front vestibule that greets you with timeless appeal, every detail throughout this home enhances the art of everyday living. This is a rare opportunity to embrace a lifestyle of distinction and ease in one of Toronto's most desirable neighbourhoods. >>> Open House: Saturday & Sunday 2:00 - 4:00 pm ****EXTRAS**** Set in the prestigious Summerhill neighbourhood, this property offers unparalleled access to boutique shops, celebrated restaurants, convenient transit, and an array of upscale conveniences that make life truly effortless. 1831 SqFt total

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



121 Birch Ave
Toronto Ontario M4V 1E3
Sold: \$2,045,000
List: \$2,050,000

Toronto C02 Yonge-St. Clair Toronto

Taxes: \$8,840.97/2024

For: Sale

% Dif: 100

Sold Date: 04/10/2025

SPIS: N

Last Status: SLD

DOM: 6

Semi-Detached

Fronting On: N

Rms: 8

Link:

Acreage:

Bedrooms: 3

3-Storey

19.29 x 66.93 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x4x3rd

Dir/Cross St: Avenue Rd & Dupont **Directions:** Avenue Rd & Dupont St

MLS#: C12062688

PIN#: 211930057

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Crawl Space	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Laundry	Ground	9.28	x 4.86			
2	Living	Main	9.28	x 7.71	Vinyl Floor	Sliding Doors	W/O To Deck
3	Dining	Main	9.94	x 8.27	Vinyl Floor	Combined W/Living	
4	Kitchen	Main	17.06	x 9.97	Quartz Counter	Stainless Steel Appl	Pot Lights
5	Family	2nd	15.62	x 9.97	Fireplace	Vinyl Floor	Pot Lights
6	Br	2nd	15.09	x 7.64	Vinyl Floor	His/Hers Closets	
7	Prim Bdrm	3rd	15.12	x 10.5	Vinyl Floor	His/Hers Closets	
8	Br	3rd	15.09	x 8.07	Vinyl Floor	Double Closet	

Client Remks: Beautifully updated family home nestled on a quiet cul-de-sac in the coveted Summerhill neighbourhood! Fabulous open concept main floor plan with spacious living & dining area offers a walk-out to a deck & fully fenced private outdoor oasis. Stunning gourmet kitchen features custom Fengfa cabinets, quartz countertops and stainless steel appliances. Incredible upper level boasts a family room with wood-burning fireplace, bedroom and renovated bathroom. Other notable features include 3 bedrooms, 2 spa-inspired bathrooms, wide plank vinyl floors and direct garage access with a private driveway. Steps to private tennis club, excellent schools, trendy dining and shopping along Yonge Street. Welcome Home!

Extras:

Listing Contracted With: RE/MAX WEST REALTY INC.416-760-0600



200 Macpherson Ave
Toronto Ontario M5R 1W8

Toronto C02 Annex Toronto

Taxes: \$9,299/2024

For: Sale

Sold: \$2,100,000

List: \$1,998,000

% Dif: 105

Sold Date: 04/06/2025

SPIS: N

Last Status: SLD

DOM: 3

Semi-Detached

Fronting On: N

Rms: 10

Link:

Acreage:

Bedrooms: 3

2-Storey

20.82 x 104.44 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x3xBsmt, 1x4x2nd

Dir/Cross St: Avenue Road and Macpherson Avenue

Directions: Avenue Road and Macpherson Avenue

MLS#: C12060367

PIN#: 211930289

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Carport / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Year Built:	1870			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Unknown
Assessment:	2024			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.4	x 22.97	Hardwood Floor	Pot Lights	Stained Glass
2	Dining	Main	16.4	x 22.97	Hardwood Floor	Pot Lights	
3	Kitchen	Main	13.12	x 32.81	Granite Counter	Breakfast Bar	Skylight
4	Bathroom	Main	6.56	x 6.56	2 Pc Bath	Granite Counter	
5	Br	2nd	9.84	x 13.12	Hardwood Floor	Pot Lights	
6	2nd Br	2nd	13.12	x 6.56	B/I Closet	Hardwood Floor	
7	3rd Br	2nd	16.4	x 13.12	Hardwood Floor	Pot Lights	
8	Bathroom	2nd	8.2	x 13.12	4 Pc Bath	Granite Counter	
9	Living	Bsmt	16.4	x 32.81	Heated Floor	Hardwood Floor	Pot Lights
10	Bathroom	Bsmt	8.2	x 9.84	Granite Counter	3 Pc Bath	

Client Remks: Discover a contemporary Victorian treasure nestled on one of Summerhill's most desirable tree-lined streets, where modern, luxury upgrades meet original charm. This exquisite property features soaring 10+ foot ceilings on the main level along with a beautifully updated kitchen and powder room. The open floorplan is ideal for entertaining and the kitchen features ample storage as well as a bright and functional sunroom with skylights and a breakfast bar. Follow the stunning glass railed staircase to the second floor and you will find 3 bedrooms and a renovated 4 piece bath. The recently renovated basement enhances comfort with high ceilings, radiant in-floor heating and includes a luxurious 3-piece bathroom with a large walk-in shower. Additional peace of mind is provided by comprehensive waterproofing throughout the basement. Outside, the zero-maintenance backyard is perfectly suited for busy professionals or those looking to downsize, offering a private retreat. Additionally, the property qualifies for a 500-700 sqft laneway suite, providing opportunities for additional living space, guest accommodations, a home office, or potential rental income. Located just steps from Yorkville, upscale restaurants and shops on Yonge Street, lush parks, top-rated schools, gyms, and tennis clubs. Building inspection is available upon request. Move in and savor the lifestyle that Summerhill has to offer.

Extras:

Listing Contracted With: [BERKSHIRE HATHAWAY HOMESERVICES TORONTO REALTY](#) 416-570-0063



8 Alex Mews
Toronto Ontario M5R 3T2
 Toronto C02 Annex Toronto

Sold: \$2,128,818
List: \$2,198,818

Taxes: \$9,571/2024

For: Sale

% Dif: 97

Sold Date: 06/01/2025

SPIS: N

Last Status: SLD

DOM: 5

Att/Row/Twnhouse

Fronting On: N

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

15 x 118 Feet

Washrooms: 3

Irreg:

1x2xGround, 1x4x2nd, 1x4xLower

Dir/Cross St: Yonge & Summerhill

Directions: Alex Mews Entry Between 26 & 28 Marlborough, just west of Yonge

MLS#: C12177239

PIN#: 211930504

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.42	x 16.57			
2	Dining	Ground	13.91	x 7.71	2 Pc Bath		
3	Kitchen	Ground	13.91	x 14.04	Open Concept	Walk-Out	Centre Island
4	Prim Bdrm	2nd	10.79	x 14.86	4 Pc Ensuite	Cathedral Ceiling	W/I Closet
5	Br	2nd	13.91	x 10.37	Double Closet		
6	Br	3rd	13.91	x 15.06	B/I Shelves		
7	Br	Lower	10.24	x 10.89	4 Pc Bath	Closet	
8	Rec	Lower	13.91	x 16.47	Walk-Up		
9	Utility	Lower	5.97	x 6.96	Laundry Sink		

Client Remks: Location! Newly Updated Contemporary Freehold Townhome With 3+1 Bedrooms & 2.5 Baths in a Prestigious Rosedale Summerhill Neighbourhood. A Private Manicured Mews Setting, But With All Yonge St's Conveniences, Restaurants & Shops Just Steps Away, Walk Score 98. Fully Open Concept Ground Floor Has Walkout to Private Garden with Gas BBQ Hookup. Modern Chef's Kitchen with Sub Zero & Wolf Appliances, Tons of Storage and Huge Center Island with Seating. Primary Bedroom with Cathedral Ceiling, 2 Walk-In Closets and Beautiful Brand-New Primary Ensuite with Marble Shower & Soaker Tub. Third Floor Bedroom Also Makes a Great Home Office or Family Den. Family/Recreation Room on Lower Level With Walk-up to Garden Could Be 4th Bedroom. New Updates Include Primary Bath, Refinished Floors, Glass Railings, Stair Runners, Window Coverings, Garage Door, Plus Freshly Painted. Detached Garage Via Rear Garden With Large Overhead Storage Area. Security System. Steps To Upscale Harvest Wagon, Olliffe Butcher, Nadege Patisserie, Pisces Seafood, Huge LCBO, Terroni/Bar Centrale, TD, Coffee & More. Mins Walk to TTC Subway (Summerhill), Doggie Daycare, Shoppers, Ultimate Athletics Gym, York Racquets Club, Shell Gas with Convenience Store, Restaurants, Boutique Shopping & More. Excellent School District Includes Nearby Cottingham Jr (Ranked #1 in GTA), Jesse Ketchum Jr & Sr, and Jarvis Collegiate.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875


71 Alcorn Ave
Toronto Ontario M4V 1E5

Toronto C02 Yonge-St. Clair Toronto

Taxes: \$11,344.48/2024**For:** Sale**Sold:** \$2,220,000**List:** \$2,179,000**Sold Date:** 04/30/2025**% Dif:** 102**SPIS:** N**Last Status:** SLD**DOM:** 9**Semi-Detached****Fronting On:** S**Rms:** 8**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

16.9 x 107.32 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x4x2nd, 1x5x3rd,

Irregular - widens to 36.07 1x3xLower
ft at rear.**Dir/Cross St:** Yonge St / Summerhill **Directions:** Via google maps**MLS#:** C12094464**PIN#:** 211930101

Kitchens:	1	Exterior:	Brick	Zoning:	North 16.90, East 107.32, South 36.07, West 107.42		
Fam Rm:	Y	Drive:	Private	Cable TV:		Hydro:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Built-In / 1	Gas:		Phone:	
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:		Municipal	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:		Sewers	
A/C:	Central Air	UFFI:		Sewer:			
Central Vac:	N	Pool:	None	Waterfront:			
Apx Age:		Prop Feat:	Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Park, School	Retirement:			
Year Built:	1980			Farm/Agr:			
Yr Built Source:	MPAC			Oth Struct:			
Apx Sqft:	1500-2000			Survey Type:	Available		
Assessment:	2024 POTL:			Spec Desig:	Unknown		
POTL Mo Fee:							
Laundry lev:	Lower						

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.6	x 7.41	Double Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	14.07	x 12.99	Fireplace	W/O To Garden	Hardwood Floor
3	Dining	Main	12.99	x 10.99	O/Looks Living	Open Concept	Hardwood Floor
4	Kitchen	Main	13.42	x 9.91	Stainless Steel Appl	Eat-In Kitchen	Quartz Counter
5	2nd Br	2nd	14.07	x 11.09	B/I Desk	Double Closet	Broadloom
6	3rd Br	2nd	14.07	x 11.58	Fireplace	B/I Shelves	Broadloom
7	Den	2nd	11.32	x 11.25	Open Concept	4 Pc Bath	Broadloom
8	Prim Bdrm	3rd	12.6	x 11.58	W/O To Deck	5 Pc Ensuite	His/Hers Closets
9	Rec	Lower	13.75	x 9.32	B/I Shelves	3 Pc Ensuite	Broadloom
10	Laundry	Lower	8.76	x 7.15			

Client Remks: A welcome surprise in Summerhill, 71 Alcorn Avenue holds the trifecta of real estate value with three storeys of living space in one of the most coveted mid-town communities, parking for two cars, and an oversized south-facing lot that widens to 36 feet at the rear. Built in 1980 this solid red brick semi offers 3+1 bedrooms, four bathrooms, and a remarkable sense of privacy and tranquility in this mid-town location. The main floor offers a practical use of space with a large foyer, a main floor powder room, a newly updated kitchen with tandem breakfast room, and a combined living/dining room with a walk-out to a large terrace that overlooks the garden. The L-shaped lot expands more than double the lot's width, making it one of the largest lots on Alcorn Avenue and an incredible oasis to enjoy. The second floor holds two bedrooms and a second floor family room, all of which are serviced by a four-piece ensuite bathroom. The primary suite lies on the third floor with a walk-out to the third floor deck with south-views and total privacy. There are multiple closets with customized inserts, and a huge five-piece bathroom with a separate shower and tub feature. The lower level offers an additional home office space or potential gym, with a three-piece ensuite bathroom. Reflect on how much snow we had this past winter while you examine the direct access to the oversized built-in garage with soaring ceiling heights, and extra room reminiscent of having an ensuite storage locker! One additional parking space is available on the private driveway - a rarity in Summerhill. Residents enjoy the walking access to everything from this location. Shops and boutiques in Summerhill and Rosedale are a casual stroll from the front door, access to the Yonge subway is five minutes away, and this house is zoned for the ever-coveted Cottingham Public School district. It has it all!

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



115 Marlborough Ave Toronto Ontario M5R 1X5 Toronto C02 Annex Toronto Taxes: \$9,721/2025 Sold Date: 04/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,300,000 List: \$2,395,000 For: Sale % Dif: 96
Semi-Detached Link: 3-Storey Dir/Cross St: Yonge St & Summerhill Ave	Fronting On: S Acreage: 17.17 x 120 Feet Irreg:	Rms: 7 + 2 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x3xLower Directions: Yonge & Summerhill Ave	

MLS#: C12071779 **PIN#:** 211930419

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School	Zoning: Cable TV: Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 9.42	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	10.01	x 9.42	Open Concept	Hardwood Floor	
3	Kitchen	Main	15.16	x 10.33	Marble Counter	W/O To Deck	Breakfast Area
4	Foyer	Main	5.25	x 3.74			
5	2nd Br	2nd	10.33	x 7.84			
6	Media/Ent	2nd	14.6	x 13.42			
7	Office	2nd	7.91	x 6.59			
8	Prim Bdrm	3rd	15.85	x 13.58	3 Pc Ensuite	W/O To Sundeck	
9	Rec	Lower	14.07	x 9.68			

Client Remks: Welcome to 115 Marlborough Avenue, a beautifully updated century home in the heart of Summerhill. This stunning 3-storey, 2+1 bedroom, 3-bathroom home offers a fantastic opportunity to live in one of Toronto's most coveted neighborhoods. The added family room can easily be converted into a third bedroom, providing flexible living options. The fully updated lower level features a modern bathroom, while the main floor boasts a bright, open-concept living space, ideal for entertaining. Enjoy ample outdoor living with a kitchen walk-out and a private upper deck off the primary suite. Complete with central air conditioning, a single-car garage, and additional permit parking, this home offers both comfort and convenience. Just steps from Yonge Street, you'll have easy access to shops, dining, transit, and more. The perfect blend of classic charm and modern upgrades awaits.

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



95 Marlborough Ave
Toronto Ontario M5R 1X5
Toronto C02 Annex Toronto
Taxes: \$9,907/2024
Sold Date: 03/31/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$2,316,000
List: \$2,385,000
For: Sale
% Dif: 97

Semi-Detached
Link:
3-Storey

Fronting On: S
Acreage: < .50
18.08 x 120 Feet
Irreg:

Rms: 5
Bedrooms: 3
Washrooms: 4
1x2xMain, 1x3x2nd, 1x4x2nd, 1x3x3rd

Dir/Cross St: Yonge St and Summerhill Ave **Directions:** Yonge St and Summerhill Ave

MLS#: C12037574

PIN#: 211930429

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 2000-2500
Assessment: \$9,906 / 2024
POTL: **POTL Mo Fee:**
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Library, Park, Public Transit, School

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

Hydro: Y
Phone: Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.41	x 11.02	Parquet Floor	Open Concept	Combined W/Den
2	Dining	Main	16.99	x 15.03	Parquet Floor	Open Concept	Combined W/Dining
3	Den	Main	10.1	x 8.1	Parquet Floor	W/O To Deck	Pot Lights
4	Kitchen	Main	10.24	x 7.87	Parquet Floor	Combined W/Dining	Stainless Steel Appl
5	2nd Br	2nd	14.4	x 15.03	4 Pc Ensuite	Parquet Floor	B/I Closet
6	3rd Br	2nd	14.96	x 11.02	3 Pc Ensuite	Parquet Floor	W/O To Deck
7	Prim Bdrm	3rd	20.77	x 15.03	3 Pc Ensuite	Parquet Floor	W/O To Deck

Client Remks: Nestled in the heart of Summerhill, this stunning 3-bdrm, 4-bath home sits on an 18 ft wide lot with side yard access, offering an exceptional blend of charm and sophistication. Thoughtfully designed, each generous bedroom features a private ensuite, ensuring ultimate comfort and privacy.The sun-filled, open-concept main floor creates an inviting ambiance, seamlessly extending to a newly built cedar deck, surrounded by lush landscaped gardens & ambient lighting, a perfect retreat for outdoor entertaining. Carefully preserved heritage details, incl. 2 original stained glass windows, add character, while sleek glass balconies on the 2nd & 3rd floors provide stunning south-facing views.Situated just steps from Cottingham School, premier racquet clubs, fine dining, and upscale grocery shops, this home offers the finest in Summerhill living. A rare opportunity to experience luxury, charm, and convenience in one of the city's most coveted neighbourhoods. Dont miss your chance to call this exquisite property home!

Extras:

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


11 Ottawa St
Toronto Ontario M4T 2B5

Toronto C09 Rosedale-Moore Park Toronto

Taxes: \$9,556.26/2024**For:** Sale**Sold:** \$2,488,000**List:** \$2,599,000**% Dif:** 96**Sold Date:** 02/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

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

3-Storey

18.03 x 83.86 Feet

Washrooms: 4**Irreg:**1x4x2nd, 1x3x2nd, 1x3x3rd,
1x3xBsmt**Dir/Cross St:** Summerhill & Yonge**MLS#:** C11952798**PIN#:** 211200360

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 10.07	Hardwood Floor	Large Window	Stained Glass
2	Dining	Main	13.25	x 11.84	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	16.24	x 11.25	B/I Appliances	Centre Island	French Doors
4	Prim Bdrm	3rd	11.25	x 9.32	3 Pc Ensuite	Balcony	Pocket Doors
5	2nd Br	2nd	15.32	x 12.5	3 Pc Ensuite	Hardwood Floor	
6	3rd Br	2nd	11.25	x 9.32	Hardwood Floor	O/Looks Backyard	Large Window
7	4th Br	2nd	9.09	x 8.66	B/I Closet	Hardwood Floor	
8	Rec	Bsmt	20.01	x 13.58	Heated Floor		
9	Den	Bsmt	10.66	x 9.91	Heated Floor		

Client Remks: There's nothing more Canadian than living on Ottawa Street! Nestled in the heart of the coveted Summerhill neighbourhood, 11 Ottawa Street is a meticulously restored and renovated 4+1-bedroom, 4-bathroom semi-detached home that perfectly blends timeless charm and modern luxury. Fully renovated and restored in 2022, this home has been transformed into a stunning masterpiece that balances sophistication, comfort, and practicality. From the moment you step inside, you're greeted by sunlit, open spaces with thoughtful finishes that create an inviting and sophisticated atmosphere. The home features beautifully crafted floors, timeless architectural details, and a bright, functional layout perfect for family living or entertaining. The upper levels include generously sized bedrooms and spa-like bathrooms, providing comfort and privacy for the entire family. The lower level offers additional versatile living space, with room for guests or a home office, while the professionally landscaped backyard is perfect for relaxation or hosting. This Summerhill home is steps away from parks, transit, top schools, and Yonge Street's vibrant shops and dining. With its charm, luxury, and unbeatable location, 11 Ottawa Street offers a rare opportunity to enjoy the best of city living in one of Toronto's most desirable communities. ****EXTRAS**** See the feature sheet for full details! Fully renovated in 2022. Underpinned basement with variegated heated stone flooring and rough-in for a kitchen. New HVAC. Professionally landscaped with custom storage & back gate.

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


119 Macpherson Ave
Toronto Ontario M5R 1W9
Sold: \$2,500,000
List: \$2,795,000

Toronto C02 Annex Toronto

Taxes: \$11,752.20/2024**For:** Sale**% Dif:** 89**Sold Date:** 04/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 90

Semi-Detached

Fronting On: S**Rms:** 14 + 3**Link:****Acreage:****Bedrooms:** 3 + 3

3-Storey

25 x 120 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x3x3rd, 1x4xBsmt

Dir/Cross St: Yonge & Macpherson**MLS#:** C11944558**PIN#:** 211940117

Kitchens:	3	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 12.66	Broadloom	Fireplace	Window
2	Dining	Main	17.59	x 10.17	Broadloom	O/Looks Living	Window
3	Kitchen	Main	11.32	x 10.07	Vinyl Floor	Eat-In Kitchen	Stainless Steel Sink
4	Breakfast	Main	11.68	x 5.51	W/O To Yard	Window	
5	Living	2nd	14.17	x 10.5	Combined W/Dining	Broadloom	Bay Window
6	Kitchen	2nd	10.5	x 10.17	Vinyl Floor	Stainless Steel Sink	Window
7	Br	2nd	14.93	x 10.66	Broadloom	Closet	Window
8	2nd Br	2nd	10.33	x 8.66	Broadloom	Window	
9	Tandem	2nd	8.76	x 6.27	Broadloom	Window	
10	Living	3rd	16.5	x 9.91	Combined W/Dining	Broadloom	Open Concept
11	Kitchen	3rd	8.23	x 7.25	Vinyl Floor	Skylight	Open Concept
12	Br	3rd	13.85	x 9.91	Broadloom	W/O To Deck	Window

Client Remks: Located in the heart of Summerhill & Ramsden Park on one of the best streets in the area, 119 MacPherson Ave is an exceptional & rarely offered home w/over 3,100+ sq ft of living space. From the gorgeous red brick facade, this Victorian hm features great ceiling height as well as lg principal rooms & is situated on a sunny south facing lot w/exceptional city skyline views. Set up as 3 units, this home presents as a fabulous turn-key investment ppty w/ excellent mth to mth tenants or an amazing opportunity to buy & transform back into a single-family home to your absolute specifications & desires. One could also occupy one unit & enjoy income from excellent tenants. As you walk into the front yrd, a lush front garden adds vibrancy to the classic brick exterior. The main unit spans main flr & lower lvl, feat. 2 spacious bdrms, a kitchen w/eat-in area & walkout to yard, a true oasis in the middle of the city! The 2nd-floor apt boasts 2 bright bdrms & a sleek 3-pc bthrm, providing ample living space with a functional layout. On the 3rd flr, the cozy 1-bedrm apt offers a private retreat w/a 3-pc ensuite. Nestled in one of Toronto's most coveted neighbourhoods, Summerhill offers a blend of charm, convenience, & luxury. Enjoy a short stroll to York School, De La Salle, Rosedale & Summerhill TTC, making commuting a breeze. The area is renowned for its boutique shops, fine dining & vibrant cafes along Yonge St, Outdoor enthusiasts will love the proximity to Ramsden Park offering lush green spaces, tennis courts, an outdoor skating rink for winter & one of the city's best dog parks. With its prime location & incredible potential, this home is a rare opportunity to own a piece of one of Toronto's most sought-after communities surrounded by multi-million-dollar homes. ****EXTRAS**** In terms of location, this loved & superbly maintained hm is being sold for the first time in 50+ years. Never worry about parking with 3 (midsize) car parking available at rear thru laneway!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



89 Walker Ave
Toronto Ontario M4V 1G3
 Toronto C02 Annex Toronto

Sold: \$2,575,000
List: \$2,595,000

Taxes: \$13,411.67/2024

For: Sale

% Dif: 99

Sold Date: 05/06/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: S

Rms: 11 + 4

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

25 x 138 Feet

Washrooms: 4

Irreg:

1x4xMain, 1x2x2nd, 1x4x3rd,
1x4xBsmt

Dir/Cross St: Yonge & St. Clair **Directions:** On the south side of Walker Ave

MLS#: C12121318

PIN#: 211920122

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 13.32	Hardwood Floor	French Doors	Window
2	Dining	Main	15.85	x 10.99	Hardwood Floor	Plate Rail	Window
3	Kitchen	Main	10.99	x 10.83	Tile Floor	Stainless Steel Sink	W/O To Yard
4	Living	2nd	15.16	x 11.32	Open Concept	Fireplace	Bay Window
5	Dining	2nd	15.16	x 10.33	Hardwood Floor	Open Concept	W/O To Deck
6	Kitchen	2nd	10.33	x 7.15	Stone Counter	Stainless Steel Appl	W/O To Deck
7	Study	2nd	12.01	x 10.01	Hardwood Floor	B/I Shelves	
8	Office	2nd	10.99	x 6.99	Hardwood Floor	Pot Lights	Window
9	Prim Bdrm	3rd	15.85	x 9.68	Hardwood Floor	Double Closet	Window
10	2nd Br	3rd	12.99	x 10.01	Hardwood Floor	Closet	Window
11	3rd Br	3rd	9.58	x 9.42	Hardwood Floor	Closet	Window
12	Living	Bsmt	20.83	x 10.01	Combined W/Dining	Ceramic Floor	Pot Lights
13	Dining	Bsmt	20.83	x 10.01	Combined W/Living	Ceramic Floor	Pot Lights
14	Kitchen	Bsmt	10.01	x 8.01	Ceramic Floor	Open Concept	Ceramic Back Splash
15	Br	Bsmt	10.6	x 9.58	Ceramic Floor	Closet	4 Pc Ensuite

Client Remks: Perfectly positioned in the heart of Summerhill, 89 Walker Avenue is a rare opportunity in one of Toronto's most sought-after neighbourhoods for families and investors. Currently configured as a non-conforming triplex spanning approx. 3,250 sq ft, the home offers great ceiling height, hardwood floors throughout, and the flexibility to transform into a single-family residence tailored to your exact specifications and desires. As a bonus for single families desiring to be on this phenomenal and coveted street, permit-ready plans are already in place and can be provided to the new owners. The main floor suite features a bright living room, bedroom, eat-in kitchen, 4-pc bathrm, and convenient access to laundry, plus a walkout to the backyard and a separate entrance to the lower level. The second floor offers an open concept family room with fireplace, an elegant dining room with walkout to a private deck, a sun-filled kitchen, a powder room, and a flex space perfect for additional seating or kids play area, adjacent to a charming sunroom ideal for a home office or reading nook. Upstairs, the 3rd level includes three well-sized bedrooms and a 4-piece bathrm, with a rough-in for laundry providing ample room for growing families or tenants. The lower level is currently a self-contained apartment with its own bedroom, kitchen, generous living space, 4-piece bathroom, and laundry ideal for multi-generational living, a teen retreat, or rental income. The generous 25 by 138-foot lot allows ample room for a large deck and a wonderful backyard an ideal outdoor retreat for entertaining, relaxing, or quality time with family. The possibilities are truly endless. Nestled among multi-million-dollar homes, Summerhill offers a rare blend of charm, convenience, and luxury. Enjoy a short stroll to Cottingham Junior, The York School, De La Salle, & Summerhill subway station. With its unbeatable location, flexible layout, and front pad parking, 89 Walker Avenue is a true standout.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



EXP REALTY, Brokerage

106 Macpherson Ave
Toronto Ontario M5R 1W8
 Toronto C02 Annex Toronto

Sold: \$2,700,000
List: \$2,799,000

Taxes: \$12,396/2025**For:** Sale**% Dif:** 96**Sold Date:** 05/13/2025**SPIS:** N**Last Status:** SLD**DOM:** 12**Att/Row/Twnhouse****Fronting On:** N**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

17 x 120 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x2x2nd,
1x3x3rd, 1x3xBsmt**Dir/Cross St:** Yonge/Macpherson **Directions:** Yonge/Macpherson**MLS#:** C12116410**PIN#:** 211930376

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1890
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

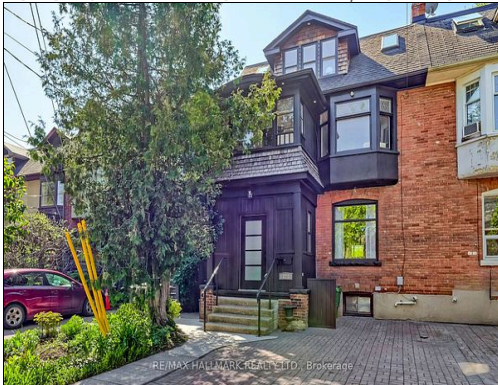
Exterior: Stucco/Plaster
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Family Room

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.01	x 24.67	
2	Dining	Main	15.16	x 12.99	
3	Breakfast	Main	11.02	x 6.33	
4	Kitchen	Main	10.96	x 12.01	
5	Prim Bdrm	2nd	15.19	x 23	
6	2nd Br	2nd	10.99	x 17.09	
7	3rd Br	3rd	15.19	x 26.44	
8	Family	Lower	10.86	x 23.92	
9	4th Br	Lower	10.5	x 16.27	

Client Remks: A masterfully rebuilt home in the heart of Summerhill, 106 Macpherson Avenue pairs timeless style with rare attention to detail. Taken back to the studs and reimagined with no expense spared, this 4-bed, 5-bath home offers Scavolini cabinetry throughout, Gaggenau appliances, radiant heated floors in all bathrooms, kitchen, and basement, and a layout thats both functional and elegant. The kitchen is clean-lined and timeless, with a panelled fridge and dishwasher, double wall ovens, microwave, induction cooktop, under-cabinet vacuum, instant hot water tap, and clever storage. You walk out from the kitchen to a beautifully landscaped, very private backyard with a quiet sitting area an inviting urban retreat. Each bedroom has its own bathroom--a rare city luxury. The king-sized primary suite includes solid wood doors, custom built-ins, and a spa-like ensuite. The third-floor bedroom is impressively large and also fits a king; the second bedroom accommodates a queen. The finished basement was dug down for high ceilings and features a full bedroom, bathroom, laundry, wet bar, and a temperature-controlled wine cellar. Throughout the home: built-in speakers, upgraded sound insulation, and smart under-stair storage. A private rooftop terrace offers a quiet escape above it all. Perfectly positioned between Avenue and Yonge, this MacPherson home is surrounded by tree-lined streets and some of the city's most beautiful architecture. Walk to Harvest Wagon, Terroni, Oliffe, Osteria Giulia, Nadege, and the Rosedale Ravine. Yorkville and Rosedale are minutes away. A rare opportunity in one of Toronto's most refined and walkable neighbourhoods. Permit parking also available.

Extras:**Listing Contracted With:** EXP REALTY866-530-7737


127 Cottingham St
Toronto Ontario M4V 1B9

Toronto C02 Yonge-St. Clair Toronto

Taxes: \$10,288.63/2024**For:** Sale**Sold:** \$2,700,000**List:** \$2,890,000**Sold Date:** 05/30/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 16

Semi-Detached

Fronting On: S**Rms:** 11 + 6**Link:****Acreage:****Bedrooms:** 3 + 2

2 1/2 Storey

25 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x3rd,
1x3xLower**Dir/Cross St:** Cottingham Street & Avenue Road**Directions:**

Cottingham Street Runs East From Avenue Road, South Of St. Clair and North Of Davenport.

MLS#: C12148960**PIN#:** 211930234

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Apartment / Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1904			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	2000-2500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	8.14	x 7.87	Tile Floor	Glass Doors	B/I Closet
2	Foyer	Main	10.99	x 7.28	Hardwood Floor	2 Pc Bath	
3	Living	Main	14.14	x 13.48	Hardwood Floor	Fireplace	Large Window
4	Dining	Main	16.5	x 10.83	Hardwood Floor	O/Looks Garden	Formal Rm
5	Kitchen	Main	12.89	x 9.84	Eat-In Kitchen	Breakfast Bar	Modern Kitchen
6	Sunroom	Main	9.74	x 8.33	Hardwood Floor	Walk-Out	O/Looks Backyard
7	Family	2nd	20.73	x 12.99	Hardwood Floor	Walk-Out	O/Looks Garden
8	Prim Bdrm	2nd	17.68	x 11.78	Hardwood Floor	4 Pc Ensuite	Double Closet
9	Office	2nd	9.28	x 8.33	Broadloom	Large Window	
10	2nd Br	3rd	15.88	x 8.04	Hardwood Floor	Double Closet	Skylight
11	3rd Br	3rd	13.52	x 11.94	Hardwood Floor	W/I Closet	O/Looks Garden
12	Kitchen	Lower	8.17	x 8.01	Vinyl Floor	Modern Kitchen	Walk-Out
13	Laundry	Lower	9.65	x 7.15	Vinyl Floor		
14	Living	Lower	11.25	x 10.79	Vinyl Floor	Pot Lights	Open Concept
15	Dining	Lower	9.71	x 4.04	Vinyl Floor	Pot Lights	Open Concept
16	4th Br	Lower	11.91	x 9.55	Semi Ensuite	Above Grade Window	Double Closet
17	5th Br	Lower	11.15	x 7.94	Semi Ensuite	Above Grade Window	Closet

Client Remks: Welcome To 127 Cottingham Street In The Heart Of Summerhill & The Highly Coveted Cottingham PS District. This Elegant Brick, Extra Wide Semi Detached, 4 Level Home, Is The Perfect Family Home & Offers Legal Front Pad Parking For 1 Car. The Spacious & Bright Main Level Is Open Concept With High Ceilings & Large Windows. It's The Perfect Space For Living , Dining & Entertaining With A Walk Out To The Back Deck Overlooking The Very Private South Facing Garden, Adjacent To The Coveted Cottingham Tennis Club (With Priority Opportunity Membership Offered To Residents). The 2nd Level Consists Of A Beautiful Master Bedroom With Large Bay Windows, Private Home Office & A Luxury Spa Inspired Ensuite, With Steam Shower & Heated Floors. Also On The 2nd Level, Is A Spacious Family Room With Exposed Brick, A Wet Bar/ Coffee Station & Features A Walk Out To Another South Facing Balcony Overlooking The Lush Garden. The 3rd Level Features Two Spacious Bedrooms, Laundry Facilities & 4-Piece Bath With Heated Floors. Another Great Addition To This Wonderful Family Home, Is The Bright & Spacious Lower Level Offering A Lovely 2 Bedroom Suite (Previously Leased for \$2,900, Now Vacant. Speak To Listing Agent Regarding Potential Interest In Long Term Tenancy). This Lovely Suite Offers Open Concept Living/Dining, Modern Kitchen, 3 Piece Luxury Bathroom With Rain Shower & Heated Floors, 2 Spacious Bedrooms & It's Own Ensuite Laundry. This Unit Has A Separate Side Entrance And Also A Walk Out To The Garden. A Short Stroll To Yonge And Summerhill or Yorkville With World Class , Dining , Shopping , Fitness & Entertainment All At Your Fingertips. Cottingham Street Does Not Allow Through Traffic, Making This The Perfect Location For Safe & Quiet, Urban Family Living, While Making A Sound Investment In One Of Toronto's Most Desirable Neighbourhoods.

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



34 Marlborough Ave
Toronto Ontario M5R 3T2
 Toronto C02 Annex Toronto

Sold: \$2,725,000
List: \$2,850,000

Taxes: \$11,265.80/2024

For: Sale

% Dif: 96

Sold Date: 06/02/2025

SPIS: N

Last Status: SLD

DOM: 13

Att/Row/Twnhouse

Fronting On: N

Rms: 6 + 3

Link:

Acreage: < .50

Bedrooms: 3 + 1

2 1/2 Storey

20.01 x 110 Feet

Washrooms: 5

Irreg: Irregular lot

1x2xMain, 1x4x2nd, 1x3x2nd,

1x3x3rd, 1x3xLower

Dir/Cross St: Yonge & Marlborough **Directions:** West of Yonge on Marlborough Avenue

MLS#: C12158996

PIN#: 211930517

Assignment: N

Fractional Ownership: N

Kitchens:

1

Fam Rm:

N

Basement:

Fin W/O

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

Y

Apx Age:

16-30

Year Built:

1997

Yr Built Source:

Other

Apx Sqft:

1500-2000

Assessment:

POTL:

N

POTL Mo Fee:

Laundry lev:

Lower

Exterior:

Drive:

Front Yard

Gar/Gar Spcs:

Detached / 1

Drive Park Spcs:

1

Tot Prk Spcs:

2

UFFI:

Pool:

None

Prop Feat:

Central Vacuum, Fenced Yard,
 Fireplace/Stove, Park, Place Of Worship,
 Public Transit, School

Zoning:

Residential

Cable TV:

Y

Gas:

Y

Water:

Municipal

Water Supply:

Sewer:

Sewers

Waterfront:

Retirement:

N

Farm/Agr:

Oth Struct:

Survey Type:

Available

Spec Desig:

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 14.17	Hardwood Floor	Gas Fireplace	O/Looks Frontyard
2	Kitchen	Main	14.67	x 9.58	Hardwood Floor	Granite Counter	O/Looks Dining
3	Dining	Main	18.57	x 9.68	Hardwood Floor	W/O To Yard	Combined W/Kitchen
4	Prim Bdrm	2nd	14.67	x 12.34	Cathedral Ceiling	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	15.91	x 11.32	Cathedral Ceiling	Large Closet	O/Looks Backyard
6	3rd Br	3rd	14.99	x 12.5	W/I Closet	Skylight	3 Pc Ensuite
7	4th Br	Lower	12.17	x 10.17	Broadloom	Closet	Above Grade Window
8	Rec	Lower	18.93	x 13.42	Broadloom	W/O To Yard	Large Closet
9	Utility	Lower	13.48	x 6.17	Combined W/Laundry		

Client Remks: An homage to Toronto's iconic bay-and-gable homes, 34 Marlborough Avenue is a premier residence offering contemporary conveniences set amidst the tree-lined streets of Summerhill. Ideally situated within the highly-rated Cottingham School district, this refined home provides a rare opportunity to live mere moments from Summerhill and Rosedale's best amenities: numerous premier sports clubs, top-rated dining, charming cafes and boutique shopping. Soaring ceilings bathe rooms in natural light throughout the day, from early mornings in the gallery-like living room to long evenings in the landscaped garden. Warm woods and granite counters make for a family-friendly kitchen with breakfast bar, perfect for little hands to chip in with mealtime or friendly conversation while entertaining. French doors from the dining room open to the landscaped garden, providing ease for indoor/outdoor living. Upstairs, the second floor offers two large bedrooms: a primary bedroom with cathedral ceilings, renovated ensuite and walk-in closet, and an equally impressive second bedroom with lush green views. The third-floor loft bedroom can be readily enclosed for privacy or converted to a home office or fitness room with its own ensuite washroom. Downstairs, the finished lower level presents a south-facing bedroom, full bathroom and large recreation room ideally suited for a playroom, media retreat or in-law suite with walk-up to the rear yard. Parking is a breeze with a licensed front pad for day-to-day ease, in addition to a garage with loft storage. 34 Marlborough Avenue is part of a collection of townhomes designed by the architect Alex Skourides that are stitched together by a bucolic shared mews of landscaped gardens and friendly neighbours, creating a truly unique community in the heart of Summerhill. Lovingly cared for, this refined property is ready for its next chapter.

Extras:

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


103 Walker Ave
Toronto Ontario M4V 1G3

Toronto C02 Yonge-St. Clair Toronto

Taxes: \$9,062.71/2024**For:** Sale**Sold:** \$3,050,000**List:** \$2,975,000**Sold Date:** 01/23/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** S**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4

3-Storey

13.19 x 121.45 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x5x3rd,
1x3xLower**Dir/Cross St:** South Of Woodlawn, North Of Alcorn**MLS#:** C11925234**PIN#:** 211920115

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 12.99	Hardwood Floor	2 Pc Bath	
2	Kitchen	Main	14.17	x 12.99	Hardwood Floor	Renovated	Stainless Steel Appl
3	Dining	Main	22.24	x 10.99	Hardwood Floor	Window Flr to Ceil	W/O To Porch
4	Family	Main	22.24	x 10.99	Hardwood Floor	Window Flr to Ceil	
5	2nd Br	2nd	16.83	x 12.99	Hardwood Floor	3 Pc Bath	Closet
6	3rd Br	2nd	14.17	x 9.51	3 Pc Bath	Double Closet	
7	4th Br	2nd	11.15	x 10.99	Hardwood Floor	W/W Closet	
8	Prim Bdrm	3rd	14.34	x 12.99	Hardwood Floor	5 Pc Bath	W/W Closet
9	Rec	Lower	22.51	x 9.74	Hardwood Floor	Above Grade Window	Window
10	Exercise	Lower	13.75	x 12.4	Hardwood Floor	Walk-Out	3 Pc Bath

Client Remks: Welcome to a truly unique hard loft-style renovation of a stunning Victorian home, originally built in the late 1800s. In the 1900s, it was thoughtfully reimagined by renowned architect and art connoisseur George Meien Yost. During his renovation, Yost imported exquisite stone for the decorative fireplaces and antique cement and iron railings for the front courtyard. The ceilings soar above, while the south-facing wall boasts four stories of glass, offering panoramic views of the city skyline from the third floor. One of the home's most remarkable features is the original exposed brick that spans all four floors, infusing the space with warmth and character. The main floor offers a spacious layout, including a living room, kitchen, dining room, and family room. On the second and third floors, you'll find four generously sized bedrooms and four baths. The incredible finished basement, complete with two walkouts, adds even more living space. Outside, enjoy a charming cobblestone garden, fully fenced for privacy, as well as convenient one-car parking accessible from the lane. This home is a rare blend of historical elegance and modern comfort.

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


19 Woodlawn Ave W
Toronto Ontario M4V 1G6

Toronto C02 Yonge-St. Clair Toronto

Taxes: \$15,636/2024**For:** Sale**Sold:** \$4,325,000**List:** \$4,325,000**Sold Date:** 01/22/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: S**Rms:** 7 + 4**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

26 x 151 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x5x3rd,
1x3xLower**Dir/Cross St:** Yonge & St. Clair**MLS#:** C11923288**PIN#:** 211920217

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	20.73	x 12.99	Hardwood Floor	Wet Bar	Bay Window
2	Kitchen	Main	20.83	x 13.58	Centre Island	Breakfast Bar	Stone Counter
3	Living	Main	21.1	x 12.01	Juliette Balcony	Gas Fireplace	South View
4	3rd Br	2nd	14.01	x 10.17	Bay Window	Closet	Hardwood Floor
5	4th Br	2nd	13.75	x 10.33	Closet	North View	Hardwood Floor
6	Prim Bdrm	3rd	14.99	x 13.09	Balcony	B/I Desk	South View
7	Bathroom	3rd	14.67	x 13.09	5 Pc Ensuite	Soaker	Porcelain Floor
8	Other	3rd	11.42	x 7.15	W/I Closet	Closet Organizers	Large Closet
9	Other	3rd	10.33	x 6.99	W/I Closet	Closet Organizers	Large Closet
10	Rec	Lower	20.73	x 20.24	Walk-Out	Gas Fireplace	B/I Bookcase
11	Laundry	Lower	12.66	x 6.5	Laundry Sink	Quartz Counter	Porcelain Floor
12	Mudroom	Lower	10.24	x 9.84	Side Door	Porcelain Floor	Closet Organizers

Client Remks: Beautifully renovated 4-bed, 4-bath semi-detached in Summerhill, thoughtfully reimagined in 2016 with a smart family layout and refined modern finishes. European white oak floors flow throughout. The spacious dining room welcomes at the front of the home, perfect for family dinners and elegant dinner parties. A stunning kitchen features generous walnut cabinetry, a large island, a honed Carrera marble breakfast bar, and 7 integrated Miele appliances. The sunlit living room with a gas fireplace and floor-to-ceiling windows opens to an elevated terrace overlooking a deep, south-facing backyard. The 2nd floor offers 3 spacious bedrooms and a family bathroom, while the 3rd-floor primary retreat includes his-and-hers walk-in closets, a private balcony, and a luxurious 5-piece spa ensuite bath. The lower level features a mudroom with a side entrance, laundry, ample storage, a great room with custom millwork, a gas fireplace, and a walkout to the large back garden.

Extras: Walk to Yonge & Summerhill's shops, restaurants, and subway access, top schools like Brown Jr. PS, The York School, Deer Park PS, and many of the top private schools in the city.

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