



49 Summerhill Gdns Toronto Ontario M4T 1B3 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$7,425/2024 For: Sale % Dif: 100 Sold Date: 07/19/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,250,000 List: \$1,249,999
Att/Row/Twnhouse	Fronting On: W	Rms: 5	
Link: 2-Storey	Acreage: 13.34 x 96.26 Feet	Bedrooms: 2 Washrooms: 2 Irreg: 1x4xUpper, 1x3xLower	
Dir/Cross St: Yonge St and Summerhill Ave Directions: Yonge St to Summerhill Ave			

MLS#: C12291153

PIN#: 211200462

Legal: PT LT 22-23 PL 398E TORONTO PT 3, 63R2168; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished	Park/Drive: Other	Gas:	Phone:
Fireplace/Stv: N	Drive: Other	Water:	Municipal
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:	
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age: 51-99	Pool: None	Retirement:	
Year Built: 1949	Prop Feat: Family Room, Park, Public	Under Contract:	Hot Water Heater
Yr Built Source: MPAC	Transit	HST Applicable to:	Included In
Apx Sqft: 700-1100	Exterior Feat: Deck	Sale Price:	
Lot Size Source: MPAC	Interior Feat: Water Heater	Farm/Agr:	
Roof: Flat		Oth Struct:	
Foundation: Block		Survey Year:	1980
Assessment: 2024 POTL:		Survey Type:	Available
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 12.11	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	7.68	x 6.92	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	13.81	x 13.06	Hardwood Floor	Quartz Counter	W/O To Deck
4	Rec	Lower	18.37	x 13.09	Window		
5	Bathroom	Lower	8.33	x 6.14	3 Pc Bath	Tile Floor	
6	Laundry	Lower	8.5	x 7.22	Window		
7	Prim Bdrm	Upper	13.09	x 11.09	Hardwood Floor	Window	Closet
8	2nd Br	Upper	12.43	x 7.58	Hardwood Floor	Window	Closet
9	Bathroom	Upper	7.97	x 7.28	4 Pc Bath	Window	Laminate

Client Remarks: Nestled On One Of The Most Picturesque And Coveted Laneway In Summerhill, This Beautifully Updated Freehold Townhome Offers The Perfect Blend Of Historic Charm, And Modern Sophistication. Situated In The Heart Of Toronto's Rosedale-Moore Park Neighbourhood, This Home Is Ideal For Professionals, Down Sizers, Or Anyone Seeking Refined City Living In A Walkable, And Serene Setting. Bright, Open Concept Living, Original Hardwood Floors, And A Thoughtfully Updated Kitchen With Quartz Countertops. Walk Out To Your Beautifully Landscaped Garden, Private, And Perfect For Entertaining. Or Unwinding. 2 Generously Sized Bedrooms Including A Primary Suite With Double Closets. One Dedicated Rear Parking Space With Laneway Access. The List Goes On! Steps To The Summerhill Subway Station, Yonge Street Shops, Cafes, And The Iconic LCBO In The Historic Former Train Station. Easy Access To The Beltline Trail, David A. Balfour Park, And Ravine Pathways. Book Your Showing Today!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer. All Window Coverings. All ELFs, Beige Ikea Bookcase In Basement.

Listing Contracted With: RIGHT AT HOME REALTY 705-797-4875



45 Summerhill Gdns Toronto Ontario M4T 1B4 Toronto C09 Rosedale-Moore Park Toronto Taxes: \$7,178.91/2025 For: Sale % Dif: 94 Sold Date: 11/17/2025 SPIS: N Last Status: SLD DOM: 53			Sold: \$1,315,000 List: \$1,399,999
Att/Row/Twnhouse	Fronting On: W	Rms: 5 + 1	
Link: 2-Storey	Acreage: 44.64 x 62.04 Feet	Bedrooms: 2	Washrooms: 1
	Irreg: irregular	1x4x2nd	
Dir/Cross St: Yonge/Summerhill Directions: East on Summerhill Avenue from Yonge Street, past the park and around the crescent to Summerhill Gardens. When heading south on Summerhill Gardens towards Shaftesbury Ave the property is on the west side of the street.			

MLS#: C12425557

PIN#: 211200460

Legal: PT LT 22-23 PL 398E TORONTO PT 1, 63R2168; S/T INTEREST IN CT69491; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Shingle	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Wall Unit	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 700-1100	Prop Feat: Interior Feat: None	Retirement:
Lot Shape: Reverse Pie		HST Applicable to: Included In
Lot Size Source: Survey		Sale Price:
Roof: Flat		Farm/Agr:
Foundation: Concrete Block		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	16.57	x 9.74	Hardwood Floor	Closet	Pot Lights
2	Dining	Main	12.66	x 9.25	Hardwood Floor	Combined W/Kitchen	O/Looks Garden
3	Kitchen	Main	12.66	x 9.25	Combined W/Dining	Walk-Out	Pot Lights
4	Br	2nd	11.25	x 9.84	B/I Closet	Large Closet	Hardwood Floor
5	2nd Br	2nd	12.76	x 7.68	O/Looks Garden	Hardwood Floor	Closet
6	Bathroom	2nd	7.15	x 4.76	Marble Floor	4 Pc Bath	Window
7	Family	Lower	12.4	x 12.4	Walk-Out	Combined W/Laundry	Pot Lights

Client Remarks: Welcome to 45 Summerhill Gardens, nestled at the centre of the city in Toronto's prestigious Summerhill neighbourhood and situated on one of the neighbourhood's prettiest streets. Charming and turn key, this "end of the row" freehold townhouse is a rare opportunity, benefiting from thoughtful curation by Glenn Dixon Designs in 2024. 45 Summerhill Gardens features over 1200 sq ft of living space on 3 levels, an abundance of natural light, and new engineered hardwood flooring throughout the main and second floors. An inviting lower level features tall ceilings and ample space for a recreation area & home office, plus a walk-out that leads to a rare downtown feature: the home's own private driveway parking and unusually wide 44 foot frontage. Surrounded by mature trees and multi-million-dollar homes, steps to Yonge Streets subway, restaurants, patios and shops, including the flagship LCBO, and minutes to sought after schools and daycares, parks and ravine trails. Come visit - it's plain why people buy in this distinct community and find themselves staying for years. Whether you're trying to find a Pied a Terre, a lovely downsizing solution, or your first home, this is a truly unique chance to acquire ground level value and opportunity in one of the finest neighbourhoods in the city.

Inclusions: All existing appliances including stainless steel fridge, electric range, range hood & dishwasher, washer & dryer. All existing window coverings. All existing light fixtures.

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

 <small>ROYAL LEPAGE/J & D DIVISION, Brokerage</small>	6 Gibson Ave Toronto Ontario M5R 1T5 Toronto C02 Annex Toronto Taxes: \$12,336.86/2025 Sold Date: 07/21/2025 SPIS: N	Sold: \$1,900,000 List: \$2,049,000 For: Sale % Dif: 93 Last Status: SLD DOM: 18
	Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 17.75 x 88.41 Feet Irreg: Dir/Cross St: Yonge Street / Gibson Avenue Directions: West of Yonge Street

MLS#: C12261075

PIN#: 211940027

Legal: PCL D-4 SEC M209; PT BLK D N/S GIBSON AV PL M209 TORONTO COMM AT A POINT IN THE N LIMIT OF GIBSON AV DISTANT 132 FT FROM THE WLY LIMIT OF YONGE ST. THENCE NLY PARALLEL TO THE SAID WLY LIMIT OF YONGE ST 88 FT 5 INCHES TO THE NLY LIMIT OF SAID BLK D. THENCE WLY ALONG THE SAID NLY LIMIT 17 FT 9 INCHES. THENCE SLY PARALLEL WITH THE WLY LIMIT OF YONGE ST 88 FT 5 INCHES TO THE NLY LIMIT OF GIBSON AV. THENCE ELY ALONG THE SAID NLY LIMIT 17 FT 9 INCHES TO THE POB; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.25	x 6.53	Tile Floor	B/I Shelves	W/O To Garden
2	Living	Main	17.16	x 16.11	Tile Floor	Mirrored Walls	Combined W/Dining
3	Dining	Main	17.16	x 16.11	Tile Floor	Mirrored Walls	Combined W/Living
4	Kitchen	Main	14.83	x 11.32	Tile Floor	Pot Lights	Large Window
5	Family	Main	26.74	x 13.58	2 Pc Bath	W/O To Sundeck	Window Flr to Cel
6	Library	2nd	13.16	x 11.68	Tile Floor	Fireplace	B/I Shelves
7	2nd Br	2nd	13.16	x 11.68	Broadloom	Large Window	O/Looks Garden
8	Prim Bdrm	3rd	19.26	x 16.17	Broadloom	3 Pc Bath	W/O To Sundeck
9	Workshop	Lower	9.74	x 6.33			
10	Utility	Lower	9.74	x 8.92			
11	Rec	Lower	17.32	x 11.09	Broadloom		

Client Remarks: Sought-after Gibson Avenue! A heartbeat away from Yonge Street, this deceptively large and charming solid brick home offers enormous potential. High ceilings, lots of windows and walkouts. The open concept living room and dining room lead into the kitchen, with a family room at the back walking out to the private garden and laneway at the rear. The second floor offers a spacious library (formally two bedrooms, wall easily restored) with wood burning fireplace and numerous built-ins, as well as a washroom/laundry room, and a bedroom overlooking the garden. The third floor primary bedroom offers a three-piece ensuite washroom, and a walkout to a spacious sundeck. Full unfinished basement. Attached townhome but only partially attached on the west side. Beautifully situated on a quiet street that dead ends at Ramsden Park! Current owners park on the street, however there is laneway access where parking can be created. Walk to Rosedale subway station, shops, and restaurants along Yonge Street.

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins, air conditioning units, central vacuum.

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



151 Marlborough Pl Toronto Ontario M5R 3J5			Sold: \$2,005,000
Toronto C02 Annex Toronto			List: \$2,095,000
Taxes: \$10,444/2025	For: Sale	% Dif: 96	
Sold Date: 09/04/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Duplex	Fronting On: S	Rms: 8	
Link:	Acreage:	Bedrooms: 4	
2-Storey	22.2 x 96 Feet	Washrooms: 2	
	Irrig:	1x4xMain, 1x4x2nd	
Dir/Cross St: Avenue Rd and Marlborough Pl Directions: East of Avenue Road			

MLS#: C12373706

PIN#: 211930311

Legal: PT LT 24 PL 624 CITY EAST AS IN CT772051; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partial Basement	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1890	Prop Feat: Interior Feat: Carpet Free	Waterfront:
Yr Built Source: MPAC		Retirement:
Apx Sqft: 2000-2500		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: 2025 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.96	x 10.3	Hardwood Floor	Bay Window	Fireplace
2	Br	Main	10.83	x 10.3	Hardwood Floor	Window	Closet
3	2nd Br	Main	15.26	x 11.75	Hardwood Floor	Window	Closet
4	Kitchen	Main	11.12	x 10.63			
5	Utility	Lower	20.9	x 9.12			
6	Other	Lower	15.75	x 7.12			
7	Living	2nd	17.29	x 12.8	Hardwood Floor	W/O To Deck	Window
8	Br	2nd	10.96	x 10.3	Hardwood Floor	Window	Closet
9	2nd Br	2nd	15.26	x 11.68	Hardwood Floor	Window	Closet
10	Utility	Lower	22.31	x 16.96			
11	Other	Lower	11.32	x 8.76	B/I Shelves		

Client Remarks: Rarely Available Duplex on Prestigious Marlborough Place. This character-filled property offers two self-contained two-bedroom residences, each brimming with charm and warmth. From exposed brick feature walls and rich wood trim to hardwood floors throughout, every detail reflects timeless style and comfort. Both units have their own private entrances, with the added bonus of separate hydro and gas meters, ensuring complete independence for tenants or owners. Each residence also enjoys exclusive basement space with laundry facilities and its own outdoor retreat whether a deck or private yard. Additional features include on-site parking and flexible layouts that suit a variety of needs. An exceptional opportunity for investors, this property provides strong rental potential in one of Toronto's most desirable neighbourhoods. Alternatively, it offers the perfect option to live in one unit while renting out the other, creating both lifestyle convenience and long-term value. Located on a quiet, tree-lined street just steps to Yonge Street, Summerhill, and Yorkville, this property combines urban convenience with residential charm. A rare chance to own a truly special duplex in the heart of the city.

Inclusions: 149 (lower) Whirlpool fridge, Kenmore oven/range, Bosch Dishwasher, LG Washer/Dryer, Window coverings, existing light fixtures, Furnace 151 (upper) Existing window coverings, existing light fixtures, Air Conditioning unit, Furnace

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



28 Marlborough Ave Toronto Ontario M5R 1X6			Sold: \$2,400,000
Toronto C02 Annex Toronto			List: \$2,495,000
Taxes: \$11,507.91/2024	For: Sale	% Dif: 96	
Sold Date: 10/04/2025			
SPIS: N	Last Status: SLD	DOM: 32	
Att/Row/Twnhouse	Fronting On: N	Rms: 6 + 2	
Link: 2 1/2 Storey	Acreage: 18.21 x 119.91 Feet	Bedrooms: 3 + 1	
	Irreg:	Washrooms: 4	
		1x4x2nd, 1x3x2nd, 1x3xLower, 1x2xMain	
Dir/Cross St: Yonge St and Marlborough Ave Directions: Yonge St and Marlborough Ave			

MLS#: C12373793

PIN#: 211930495

Legal: Plan 31E Pt Lots 4 & 5 Rp64R14997 Parts 5 40 & 132

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Fireplace/Stove	Waterfront:
Roof: Not Applicable	Interior Feat: Other	Retirement:
Foundation: Not Applicable		HST Applicable to: Included In
Assessment:		Sale Price:
POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.56	x 0.3	Stone Floor	2 Pc Bath	
2	Living	Main	13.42	x 12.6	O/Looks Dining	Hardwood Floor	
3	Dining	Main	12.6	x 9.48	O/Looks Living	Moulded Ceiling	
4	Kitchen	Main	12.96	x 8.63	Centre Island	Eat-In Kitchen	O/Looks Garden
5	Family	Main	8.04	x 8.01	Combined W/Kitchen	French Doors	W/O To Garden
6	Prim Bdrm	2nd	14.37	x 12.6	Cathedral Ceiling	W/I Closet	4 Pc Bath
7	2nd Br	2nd	12.96	x 10.04	O/Looks Garden	W/I Closet	4 Pc Bath
8	3rd Br	3rd	16.77	x 12.5	Open Concept	Double Closet	Skylight
9	Rec	Lower	20.18	x 12.96	W/O To Garden	Gas Fireplace	
10	4th Br	Lower	12.04	x 10.01	Window	Mirrored Closet	3 Pc Bath
11	Laundry	Lower	13.19	x 5.97	B/I Appliances	Laundry Sink	B/I Shelves

Client Remarks: A rare find in the heart of Summerhill, this freehold end-unit townhome perfectly balances historic charm with modern ease. Designed in the spirit of a London Mews Victorian, it blends refined architectural character with contemporary comforts, creating a home that is both elegant and effortless to maintain. Steps inside to discover bright, airy interiors with high ceilings, light-filled rooms, hardwood floors, and inviting fireplaces that sets the tone for gracious living. Updated in 2020 with a meticulous eye, the home features updated bathrooms, a modern kitchen, and thoughtful finishes throughout. The outdoors are just as inviting - a deep, ultra-private garden framed with lush greenery offers a serene escape from the city, complete with a spacious patio and terrace ideal for entertaining or quiet evenings. With tandem front parking, and a private garage along the side of the development, and virtually no maintenance required, this residence allows you to embrace a truly carefree lifestyle in one of Toronto's most sought-after neighbourhoods. Steps from chic cafes, fine dining, boutique shops, and convenient transit, this is sophisticated urban living at its best. This property sits within the coveted Cottingham School District. The garage is located along the neighbouring laneway to the west of the townhomes. The garage is the last one on the left. It has ample storage space in the ceiling area of the garage that is perfect for seasonal decorations, winter tire storage, or other items.

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



115 Cottingham St Toronto Ontario M4V 1B9 Toronto C02 Yonge-St. Clair Toronto Taxes: \$12,797/2024 Sold Date: 11/03/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$2,400,000 List: \$2,500,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 18.17 x 100 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x3xBsmt	For: Sale % Dif: 96 Dir/Cross St: Cottingham St & Avenue Rd Directions: Cottingham St & Avenue Rd

MLS#: C12463461

PIN#: 211930240

Legal: PT LT 19-20 PL 309E TORONTO AS IN CA763444; S/T & T/W CA763444; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.13	x 14.37	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	14.86	x 10.93	Formal Rm	Window	Hardwood Floor
3	Kitchen	Main	22.74	x 11.09	Stainless Steel Appl	Modern Kitchen	O/Looks Backyard
4	Breakfast	Main	22.74	x 11.09	Eat-In Kitchen	Combined W/Kitchen	W/O To Deck
5	Prim Bdrm	3rd	16.34	x 14.53	W/I Closet	Picture Window	5 Pc Ensuite
6	Br	2nd	15.03	x 14.53	Double Closet	Bay Window	Fireplace
7	Br	2nd	13.55	x 10.76	W/O To Deck	Large Window	Double Doors
8	Br	2nd	14.21	x 9.78	O/Looks Backyard	Window	
9	Rec	Bsmt	28.97	x 9.61	Walk-Up	B/I Shelves	

Client Remks: Situated In The Heart of High Demand Summerhill! Welcome to this exceptional 4 bedroom, 4 bathroom home, perfectly situated on a coveted south facing lot with breathtaking views of Toronto's iconic skyline. This rare offering blends luxury, comfort, and community in one of the city's most prestigious neighbourhoods. Enjoy a lifestyle of ease and elegance, from friendly matches at the Cottingham tennis courts (Priority Membership Opportunity Offered To Residents) to delightful morning walks. The highly regarded Cottingham Jr. Public School, just steps from your door. Quiet with no through traffic on Cottingham Street, this location offers a unique blend of safety, tranquility, and urban convenience, perfect for family living. Stroll to Yonge & Summerhill or Yorkville and enjoy world-class dining, shopping, fitness studios, and entertainment. Plus, with the TTC steps away, your commute is always convenient. Whether you're upsizing, relocating, this is the home you have been waiting for!

Inclusions: All Stainless Steele Appliances plus washer and dryer. All ELF and window coverings.

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



104 Summerhill Ave Toronto Ontario M4T 1B2			Sold: \$2,500,000
Toronto C09 Rosedale-Moore Park Toronto			List: \$2,600,000
Taxes: \$10,386/2024	For: Sale	% Dif: 96	
Sold Date: 07/09/2025			
SPIS: N	Last Status: SLD	DOM: 12	
Semi-Detached	Fronting On: N	Rms: 6 + 5	
Link: 2-Storey	Acreage: 25 x 65 Feet	Bedrooms: 3	
	Irreg:	Washrooms: 3	1x3x2nd, 1x4x2nd, 1x2xLower
	Dir/Cross St: Yonge& Summerhill	Directions: Lockbox	

MLS#: C12250874

PIN#: 211200471

Legal: Part Lot 37 Plan 398E Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to
Lot Size Source: MPAC	Interior Feat: None	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2024 POTL:		Survey Type:
POTL Mo Fee:		Spec Desig:
Laundry lev: Lower		None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.66	x 4.07	Large Closet	Leaded Glass	Limestone Flooring
2	Living	Main	14.6	x 12.5	Bay Window	Gas Fireplace	Halogen Lighting
3	Dining	Main	14.93	x 10.33	Formal Rm	O/Looks Garden	Hardwood Floor
4	Kitchen	Main	10.99	x 8.76	Renovated	B/I Appliances	O/Looks Garden
5	Breakfast	Main	8.66	x 6.17	O/Looks Garden	W/O To Deck	Coffered Ceiling
6	Prim Bdrm	2nd	15.49	x 10.83	3 Pc Ensuite	His/Hers Closets	Double Closet
7	Bathroom	2nd	8.01	x 7.84	4 Pc Bath	Separate Shower	B/I Vanity
8	2nd Br	2nd	14.07	x 8.92	O/Looks Frontyard	Large Window	Broadloom
9	3rd Br	2nd	9.74	x 6.56	O/Looks Garden	Double Closet	Walk-Thru
10	Sunroom	2nd	8.66	x 6.27	Large Window	Skylight	Hardwood Floor
11	Family	Lower	14.4	x 12.99	B/I Shelves	Above Grade Window	Halogen Lighting
12	Office	Lower	7.74	x 5.35	B/I Desk	Above Grade Window	Ceramic Floor

Client Remarks: A rare find in the heart of Summerhill where timeless elegance meets modern sophistication. Step inside to discover a seamless blend of style and comfort: a sun-drenched living area, an expansive dining room ideal for hosting, and rich white oak floors that add warmth and character throughout. The chef-inspired kitchen is a dream for culinary enthusiasts, while the cozy breakfast nook opens onto a serene, ultra-private deck and lush garden retreat. Every detail has been thoughtfully curated to create a home that feels both refined and welcoming. Carson Dunlop home inspection available.

Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



61 Woodlawn Ave W Toronto Ontario M4V 1G6			Sold: \$2,749,000
Toronto C02 Yonge-St. Clair Toronto			List: \$2,799,000
Taxes: \$13,933.83/2024	For: Sale	% Dif: 98	
Sold Date: 07/23/2025			
SPIS: N	Last Status: SLD	DOM: 35	
Semi-Detached	Fronting On: S	Rms: 10 + 1	
Link: 3-Storey	Acreage: 20.5 x 120 Feet	Bedrooms: 3	
	Irreg:	Washrooms: 3	
		1x4xMain, 1x3xLower, 1x4x3rd	
	Dir/Cross St: Yonge Street/Woodlawn Ave W	Directions: Yonge Street/Woodlawn Ave W	

MLS#: C12230086

PIN#: 211920199

Legal: PT LT 56 PL 669 NORTH WEST ANNEX AS IN CA148340 S/T & T/W CA148340; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished with Walk-Out / Apartment	Park/Drive: Private	Gas: Phone
Fireplace/Stv: Y	Drive: Private	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: Electric Car Charger, Fenced	HST Applicable to Included In
Roof: Asphalt Shingle	Yard, Fireplace/Stove, Public Transit,	Sale Price:
Foundation: Concrete	School, Wooded/Treed	Farm/Agr:
Assessment: POTL:	Interior Feat: Accessory Apartment, In-	Oth Struct: None
POTL Mo Fee:	Law Capability, In-Law Suite, Primary	Survey Type: None
Laundry lev: Lower	Bedroom - Main Floor, Sump Pump,	Spec Desig: Unknown
	Water Heater Owned	
	Security Feat: Alarm System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	13.42	x 11.91	Hardwood Floor	4 Pcs Ensuite	Balcony
2	Bathroom	Main	12.5	x 6.17	Tile Floor	Heated Floor	4 Pcs Bath
3	Foyer	Main	9.84	x 4.27	Hardwood Floor	Combined W/Sitting	
4	Kitchen	2nd	14.93	x 11.91	Hardwood Floor	Combined W/Living	South View
5	Living	2nd	28.58	x 13.09	Hardwood Floor	Combined W/Dining	Gas Fireplace
6	2nd Br	3rd	14.17	x 10.93	Hardwood Floor	Closet	North View
7	Office	3rd	12.83	x 10.83	Hardwood Floor	W/O To Balcony	Open Concept
8	Bathroom	3rd	9.74	x 5.15	Tile Floor	Heated Floor	4 Pcs Bath
9	Sitting	Lower	13.32	x 11.09	Hardwood Floor	Walk-Out	South View
10	Kitchen	Lower	9.42	x 8.83	Hardwood Floor	Combined W/Laundry	
11	Br	Lower	10.6	x 9.51	Hardwood Floor	Closet	Open Concept
12	Bathroom	Lower	8.01	x 5.58	Tile Floor	Heated Floor	3 Pcs Bath
13	Laundry	Lower	10.24	x 5.91	Tile Floor	Laundry Sink	
14	Utility	Lower	9.58	x 8.99	Tile Floor		

Client Remarks: 61 Woodlawn Avenue West has been magically transformed by the current owner in 2015. The main floor reception is very sizable & spacious. The interior is very versatile for a family, a couple or a single person. The renovation was taken right back to the bricks. The interior enjoys extra tall ceilings & wide plank floors. The majority of the house, while having spectacular south city views is mainly above grade. There are amazing contemporary principal rooms. The gourmet kitchen is infused with loads of natural light & open treed views. The kitchen opens to the Living room & Dining room which can experience large furniture & walls for art. The third floors enjoys a roof top terrace with a gas BBQ and Fire pit, as well there is water for gardening. The Lower Level is ideal for in-laws, teenagers or a nanny. The lower level has direct access to the entire house as well it has a private entrance to Woodlawn Avenue. Its also a great place to entertain with a large deck overlooking the garden. This is a wonderful opportunity with 3 full bedrooms & 3 full bathrooms & heated floors. There is even a Home Office. A Romantic Primary with 4 pc. (Steam shower) & fitted dressing room & Private balcony for coffee in the sun. You will not be disappointed. The house is move in ready & gently used. This is a magazine quality interior. Easy parking at the front door & walkability to the finest of Summerhill and Rosedale. Truly one of the best properties in Summerhill and its so quiet with the birds & trees. The perfect house for a family, scale down house or as a condo in the tree tops.

Inclusions: See Schedule C.

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



133 Macpherson Ave Toronto Ontario M5R 1W9 Toronto C02 Annex Toronto Taxes: \$12,035.23/2025 Sold Date: 09/16/2025 SPIS: N			Sold: \$3,265,000 List: \$3,149,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 19.23 x 121.8 Feet Irreg:	For: Sale Last Status: SLD DOM: 0	% Dif: 104 Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x3xLower, 1x2xMain, 1x4x2nd, 1x3x3rd
Dir/Cross St: Yonge / Macpherson Directions: Waze			

MLS#: C12405913

PIN#: 211940110

Legal: PT LT 16-17 PL 166E TORONTO AS IN CA677349; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship Exterior Feat: Deck, Landscape Lighting, Lawn Sprinkler System, Porch Interior Feat: Built-In Oven, Countertop Range, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.8	x 15.09	B/I Closet	Fireplace Insert	Hardwood Floor
2	Foyer	Main	7.68	x 5.09	Heated Floor	Tile Floor	Window
3	Dining	Main	12.11	x 12.01	Open Concept	Window	Hardwood Floor
4	Kitchen	Main	16.37	x 12.4	B/I Bar	Quartz Counter	Laminate
5	Br	2nd	14.11	x 15.29	5 Pc Ensuite	B/I Closet	Pass Through
6	2nd Br	2nd	10.2	x 12.3			
7	3rd Br	3rd	13.88	x 12.89	W/O To Deck	Hardwood Floor	Window
8	4th Br	3rd	10.99	x 16.7	W/O To Deck	Hardwood Floor	Window
9	Rec	Lower	21.1	x 15.09	Laminate	Window	
10	Office	Lower	30.41	x 11.88	Laminate	Open Concept	
11	Mudroom	Lower	30.41	x 11.88	W/O To Yard	Laminate	Combined W/Office

Client Remarks: Nestled on Macpherson Avenue, one of Summerhill's most desirable streets, this extensively renovated, three-story home offers refined living with laneway access and two-car parking. The residence showcases elegant finishes throughout, including a custom kitchen with built-in bar, premium Fisher & Paykel appliances, and a welcoming foyer with heated flooring. The four-bedroom, three-and-a-half-bath layout provides comfort and versatility. The main floor features an open-concept living space with a powder room, while the primary suite offers a private walk-through to a spacious walk-in closet and a spa-like, four-piece ensuite. A third-floor retreat includes two bedrooms, a three-piece bath, and a private rooftop deck, perfect for entertaining or relaxing. Fully finished lower floor with separate entrance, potential nanny/ in-law suite. Additional highlights include multiple custom closets, organizers, and German-style tilt/ turn windows.

Inclusions: Fisher & Paykel induction cooktop & electric range, built-in fridge/freezer, Bosch d/w, built-in wine fridge, and hood fan, stacking washer/dryer on 2nd floor and lower level, tankless reverse osmosis and garbage disposal, 2 heat pump remotes, recently updated 200 amp service

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



111 Marlborough Ave Toronto Ontario M5R 1X5 Toronto C02 Annex Toronto Taxes: \$10,896.56/2025 Sold Date: 11/07/2025 SPIS: N			Sold: \$4,195,000 List: \$4,195,000
For: Sale		% Dif: 100	
Last Status: SLD	DOM: 11		
Semi-Detached	Fronting On: S	Rms: 10	
Link: 3-Storey	Acreage: 20.54 x 120 Feet	Bedrooms: 4 + 1	Washrooms: 4
	Irreg:	1x2x2nd, 1x4x2nd, 1x4x3rd, 1x3xLower	
Dir/Cross St: Avenue Rd / Macpherson Ave Directions: Via Google Maps			

MLS#: C12484897

PIN#: 211930421

Legal: See Schedule B

Kitchens: 1 + 1	Exterior: Brick	Zoning: Steps to Yonge Street.
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Right Of Way	Phone:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 100+	Pool: None	Waterfront:
Year Built: 1880	Prop Feat: Family Room, Park, Public	Retirement:
Yr Built Source: MPAC	Transit, School	HST Applicable to Included In
Apx Sqft: 2000-2500	Exterior Feat: Landscaped	Sale Price:
Lot Shape: Rectangular	Interior Feat: Other	Farm/Agr:
Lot Size Source: Survey	Security Feat: Alarm System, Monitored	Oth Struct: Garden Shed
Roof: Asphalt Shingle, Other		Survey Type: Available
Foundation: Poured Concrete		Spec Desig: Other
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Upper		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 14.01	Picture Window	Pot Lights	Hardwood Floor
2	Dining	Main	12.66	x 10.83	Separate Rm	Pot Lights	Hardwood Floor
3	Kitchen	Main	15.16	x 13.85	Renovated	Centre Island	Hardwood Floor
4	Mudroom	Main	6.66	x 6.5	B/I Closet	W/O To Deck	Heated Floor
5	Prim Bdrm	2nd	13.85	x 12.01	O/Looks Backyard	4 Pc Ensuite	His/Hers Closets
6	Family	2nd	14.17	x 14.17	Picture Window	B/I Desk	Hardwood Floor
7	3rd Br	3rd	14.01	x 13.32	B/I Closet	Vaulted Ceiling	Hardwood Floor
8	4th Br	3rd	14.01	x 11.15	B/I Closet	O/Looks Backyard	Hardwood Floor
9	Laundry	3rd	12.93	x 6.99	Stainless Steel Sink	B/I Appliances	Tile Floor
10	Living	Lower	17.32	x 12.76	Picture Window	Pot Lights	Heated Floor
11	Kitchen	Lower	14.57	x 6	B/I Appliances	Granite Counter	Heated Floor
12	5th Br	Lower	13.09	x 12.66	B/I Closet	Above Grade Window	Heated Floor

Client Remarks: The red-brick facade of this impressively recreated Victorian home holds its place as one of Summerhill's most admired homes, anchored by tall arched windows and calm geometry. Behind the facade, the home reveals its quiet transformation - light is treated as a structure, lines meet with intent, and every junction and surface reflect control, not display. The home was enlarged in depth by 15 feet, widened at the rear by three feet and expanded on the third floor to more than double its size. European white oak herringbone floors line the above-grade levels. German architectural windows were intentionally placed to frame activities and strategic views. Ceiling and baseboard reveals subtly accentuate the level of instilled sophistication as the floor plan transitions through custom steel portals from one gorgeous space to the next. The kitchen is lined with solid walnut cabinetry, with restrained granite and Caesarstone accents. The island was intentionally left without interruption, acting as a casual dining room table or a gorgeous serving space when entertaining. A clever rear mud room enters from the heated concrete parking and terrace surfaces, lined with custom floor-to-ceiling storage. On the second level, a family room offers a quiet retreat from the everyday, framed by gorgeous windows overlooking Marlborough below. The primary bedroom suite is a true sanctuary, with completely tree-lined views, a hallway of customized closet storage, and a microcement ensuite - waterproof without tile. The lower level is versatile, used easily as a separate in-law suite with an integrated kitchen, or re-connected through one door with the upper levels to add a home gym, recreation room, or guest suite. This home was crafted for calm, for balance, for family, and for function. It is quite simply a home for those that notice what others overlook and will take pleasure in its ability to speak a language of precision rather than excess.

Inclusions: The location offers an abundance of walkable amenities to enjoy in Rosedale - the "five thieves", Manita, Le Tigre, The Narwhal, Sorrel, bringing culture and convenience to the lifestyle enjoyed at 111 Marlborough. Minutes to the Yonge subway line, walking distance to Yorkville. The list of features and details is far too long to describe.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:04:20 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



97 Walker Ave Toronto Ontario M4V 1G3 Toronto C02 Yonge-St. Clair Toronto Taxes: \$18,533/2025 Sold Date: 10/04/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$4,185,000 List: \$4,295,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 27.25 x 138 Feet Irreg: R.O.W.	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xGround, 1x3x2nd, 1x3x2nd, 1x4x3rd, 1x3xBsmt	% Dif: 97
Dir/Cross St: Yonge And Summerhill Directions: Yonge And Summerhill			

MLS#: C12434631

PIN#: 211920118

Legal: Plan 415 Part Lot F

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum, ERV/HRV, Garburator, Sewage Pump, Water Heater, Workbench	Zoning: Residential Cable TV: Hydro Gas: Phone Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.76	x 12.6	Hardwood Floor	Bay Window	Fireplace
2	Dining	Ground	12.6	x 12.6	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	13.16	x 8.99	Combined W/Family	Eat-In Kitchen	Hardwood Floor
4	Breakfast	Ground	6.66	x 8.01	Hardwood Floor	Fireplace	Combined W/Kitchen
5	Family	Ground	15.68	x 17.32	Fireplace	Combined W/Kitchen	W/O To Garden
6	Prim Bdrm	2nd	12.17	x 17.32	3 Pc Ensuite	W/W Closet	Sliding Doors
7	2nd Br	2nd	11.15	x 10.99	3 Pc Ensuite	Closet	
8	Sunroom	2nd	8.76	x 8.43	Hardwood Floor	B/I Shelves	
9	Office	2nd	6.66	x 9.42	W/O To Deck	B/I Shelves	Hardwood Floor
10	3rd Br	3rd	15.49	x 15.58	Hardwood Floor	B/I Closet	
11	4th Br	3rd	11.15	x 14.99	Hardwood Floor	W/O To Deck	B/I Closet
12	Rec	Bsmt	16.08	x 12.4	Cedar Closet	Heated Floor	
13	5th Br	Bsmt	14.01	x 16.17	B/I Closet	Heated Floor	3 Pc Bath
14	Other	Bsmt	5.58	x 8.01			

Client Remarks: This beautifully executed back-to-the-brick renovation blends timeless elegance with modern luxury in the heart of Summerhill. The home boasts soaring high ceilings and exquisite custom millwork throughout, creating a sense of scale and craftsmanship rarely found. Offering 4+1 spacious bedrooms, 5 luxurious baths, and 2 home offices, the layout is thoughtfully designed for both family living and entertaining. A chef-inspired kitchen, sun-filled large family room, and principal rooms flow seamlessly, while the lower level provides versatility with a guest suite, gym, or home theatre. Off the third-floor bedroom is a large private deck with built-in planter boxes and irrigation. Completing this exceptional property is a beautifully landscaped south-facing garden and a large, separate two-car garage with additional storage. Sophisticated finishes from top to bottom. This home is located in the coveted Cottingham school district and close to the city's finest private schools. Don't miss this rare opportunity to own a Summerhill masterpiece, meticulously redone to the highest standards.

Inclusions: 2 fridges, 1 bar fridge, 1 Miele induction cooktop, 2 Miele wall ovens, 1 Miele steam oven, 1 trash compactor, 1 Miele dishwasher, wine cellar, irrigation system, rough in for fire pit in yard, water feature in yard, gas quick connect BBQ hook up, built in speakers in ground floor and primary, built in speakers outside ground floor and 3rd floor deck, extra wide carport with built in locked up storage, safe, in floor heating in primary bathroom and basement, cedar closet, wine cellar, motorized drapery, Lutron smart wired to give phone access to HVAC, lighting and drapery.

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



95 Walker Ave Toronto Ontario M4V 1G3 Toronto C02 Yonge-St. Clair Toronto Taxes: \$16,710.57/2025 Sold Date: 11/29/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$4,295,000 List: \$4,295,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 21.22 x 137.92 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 + 2 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt	% Dif: 100
Dir/Cross St: Yonge/Summerhill Directions: West of Yonge, South of St Clair			

MLS#: C12582832

PIN#: 211920119

Legal: PT LT F PL 415 CITY EAST AS IN CA265993; CITY OF TORONTO SUBJECT TO AN EASEMENT OVER PART 6 ON PLAN 66R30382 IN FAVOUR OF PART OF LOT F ON PLAN 415 CITY EAST AS IN CA704170 AS IN AT4991499 TOGETHER WITH AN EASEMENT OVER PARTS 1 AND 3 ON PLAN 66R30382 AS IN AT4991500

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum, Storage Area Lockers, Trash Compactor, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.67	x 12.5	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	20.67	x 12.5	Hardwood Floor	Combined W/Living	Indirect Lights
3	Kitchen	Main	14.76	x 12.5	Pantry	Centre Island	B/I Appliances
4	Family	Main	16.01	x 14.5	B/I Closet	Walk-Out	Breakfast Area
5	Prim Bdrm	2nd	16.01	x 13.16	Fireplace	W/O To Balcony	B/I Closet
6	2nd Br	2nd	12.01	x 9.51	Hardwood Floor	Closet Organizers	Semi Ensuite
7	3rd Br	2nd	12.99	x 10.99	Hardwood Floor	Skylight	Closet Organizers
8	Office	2nd	8.5	x 8.33	Hardwood Floor	Large Window	O/Looks Garden
9	4th Br	3rd	15.49	x 12.76	Hardwood Floor	B/I Closet	Vaulted Ceiling
10	5th Br	3rd	14.01	x 11.25	Hardwood Floor	W/O To Deck	Closet
11	Br	Lower	16.34	x 12.4	Broadloom	B/I Closet	Murphy Bed
12	Rec	Lower	16.17	x 14.01	Broadloom	Casement Windows	Wet Bar
13	Pantry	Lower	8.89	x 5.05	Closet		
14	Laundry	Lower	8.89	x 8.1	B/I Shelves	Laundry Sink	

Client Remarks: Welcome to 95 Walker - an exquisite, fully rebuilt red-brick Victorian on the coveted south side of Walker Avenue, offering over 3,600 sq/ft of meticulously renovated, elegant, and highly functional living space. Historically restored exterior and a complete back-to-the-brick interior reconstruction, this 5+2 bedroom, 5 bathroom residence - with parking for two large SUVs - is designed for modern families seeking refined living in the heart of Summerhill. The main floor features 9'+ ceilings, rising to 11'+ in the imposing south-facing family room. A bay-windowed living room with a fireplace overlooks a serene garden and opens to a generous dining area. At the rear, the bright south-facing kitchen and family room offer exceptional functionality, including a full pantry, multiple closets, custom banquette seating, a built-in SONOS system, and a well-appointed powder room. The 2nd floor - also with 9'+ ceilings - includes a sophisticated primary suite with a fireplace, balcony, expansive closets, and a spacious ensuite with heated floors. A sun-filled office and 2 bedrooms complete the level. The 3rd floor adds two versatile rooms, a full bath, and walk-out to a 275 sq/ft rooftop terrace with treetop privacy & skyline views. The lower level offers high ceilings and natural light in a large flexible room with a wet-bar kitchenette (currently a nanny suite), full bath, laundry room, a 2nd multi-purpose room with wall-to-wall California Closets and a Murphy bed, plus a wine-cellar-ready storage area. Outside, a professionally landscaped south-facing garden includes a new deck, stonework, & Beech trees. A quiet semi-private closed-end lane leads to the 2-car garage with 3 oversized storage rooms. All exterior gardens, rooftop planters, and the lawn are serviced by multi-zoned automated irrigation. A short, leafy stroll to Cottingham Jr PS & steps to Summerhill's shops, dining, parks, & TTC, 95 Walker offers elevated living in one of Toronto's most sought-after neighbourhoods.

Inclusions: See schedule B

Listing Contracted With: ZOOCASA REALTY INC, 416-703-0244



37 Woodlawn Ave W
Toronto Ontario M4V 1G6
 Toronto C02 Yonge-St. Clair Toronto
Taxes: \$11,523/2024
Sold Date: 08/06/2025
SPIS: N **Last Status:** SLD **DOM:** 50
 Semi-Detached **Fronting On:** S **Rms:** 15
Link: **Acreage:** <.50 **Bedrooms:** 3 + 1
 3-Storey 24.66 x 105.92 Feet **Washrooms:** 4
Irreg: Subject To Right-Of-Way, 1x4x2nd
 See Survey.
Dir/Cross St: Yonge St & Woodlawn Ave **Directions:** Yonge St & Woodlawn Ave

MLS#: C12226424

PIN#: 211920211

Legal: LT 2 PL 304E TORONTO T/W CA511748; CITY OF TORONTO

Kitchens: 1
Fam Rm: Y
Basement: Apartment / Finished with Walk-Out
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Lot Shape: Rectangular
Lot Size Source: Survey
Roof: Asphalt Shingle, Membrane
Foundation: Poured Concrete, Brick
Assessment: 2024 **POTL:**
POTL Mo Fee:
Elevator: Y
Laundry lev:

Exterior: Brick / Stucco/Plaster
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Private
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat: Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Rec Centre, School
Exterior Feat: Deck, Landscaped, Lighting, Patio, Porch, Privacy, Recreational Area, Year Round Living
Interior Feat: Built-In Oven, Generator - Full, Guest Accommodations, In-Law Capability, Water Meter, Water Purifier, Carpet Free
Security Feat: Carbon Monoxide Detectors, Alarm System, Monitored, Security System, Smoke Detector

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply Type: Reverse Osmosis
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to: Included In
Sale Price:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Rec	Bsmt	22.11	x 14.93			
2	Kitchen	Ground	15.42	x 11.19	Picture Window	Centre Island	B/I Appliances
3	4th Br	Bsmt	13.94	x 11.32			
4	Dining	Ground	15.42	x 10.93			
5	Living	Ground	21.03	x 20.24	Gas Fireplace		
6	Office	2nd	10.96	x 8.17	Balcony		
7	Family	2nd	15.09	x 11.15	Balcony		
8	2nd Br	2nd	10.63	x 9.51	B/I Closet		
9	3rd Br	2nd	11.58	x 10.63	B/I Closet		
10	Prim Bdrm	3rd	15.09	x 11.15	Juliette Balcony	W/I Closet	Gas Fireplace
11	Laundry	Bsmt	7.87	x 3.28			
12	Furnace	Bsmt	10.47	x 10.14			

Client Remarks: Spectacular home nestled in one of Toronto's most desirable and prestigious neighborhoods, no expense was spared in the re-construction and design of this extraordinary home in Summerhill. Perfectly situated on the south side of Woodlawn Ave West, featuring breathtaking panoramic skyline views including the iconic CN Tower. Feel immersed in the city yet enveloped in nature with peaceful surroundings. Steps to Yonge St., enjoy all Summerhill has to offer: upscale dining, cafes, boutiques, parks, private schools. 3663 square feet (including walkout basement) with 9ft ceilings, 4 bedrooms, 4 bathrooms, Cambridge Elevator. Main floor is open concept featuring a Downsview Kitchen w/ Sub-Zero fridge, Wolf Oven/Induction cooktop, Miele Dishwasher. Bright dining room with deck overlooking backyard, spacious living room w/ fireplace. Second floor boasts 2 bedrooms, 4-piece bath, laundry, family rm/office (R/I for bar), oversized deck w/ skyline view. Third floor is stunning! Primary bedroom spans the entire floor. Wake every morning to spectacular skyline view with 2 Juliet balconies. Complimented by a cozy seating area with gas fireplace leading to walk-in closet and spa-like 5-piece bathroom. Basement w/ 9 ft ceilings has a private side & rear entrance w/ patio doors opening to the large deck & backyard. Basement has option as a legal apartment but currently setup for single family. 1 bedroom, 3-pc bathroom, laundry, living area w/ kitchen roughed in. Other features include new limestone front facade, glass railings, heated driveway/walkway/steps, Generac generator, water filtration system, heated tile floors, smart lighting, audio system, security/cameras, 3 Gas BBQ connections, skylight, California closets, beautiful vine along the laneway side of the home. **EXTRAS** New Roof, White Oak flooring, New backyard fencing/landscaping, Skylight over stairs, New Windows/Doors, New Insulated Concrete Floor in Basement w/ Waterproofing/Weeping Tile, 2 Mech Rooms w/ Zoned Heating System.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:04:20 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: Built-In Appliances: WOLF Oven, WOLF Induction Cooktop, Miele Dishwasher, Sub-Zero Fridge, Microwave. All Existing Light Fixtures, Full Sized Stacked Washer And Dryer, Natural Gas BBQ.

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE905-895-8615



74 Roxborough St W Toronto Ontario M5R 1T9 Toronto C02 Annex Toronto Taxes: \$18,814/2025 Sold Date: 10/09/2025 SPIS: N			Sold: \$4,500,000 List: \$4,895,000
Semi-Detached	Fronting On: N Link: 2 1/2 Storey	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x5x3rd, 1x3xLower	For: Sale % Dif: 92
	Acreage: 25 x 150 Feet Irreg:		
Dir/Cross St: Yonge + Roxborough Directions: Yonge + Roxborough			

MLS#: C12418889

PIN#: 211940214

Legal: PT LT 22 PL 22E TORONTO AS IN CA243236; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: Inground, Salt Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.85	x 4.49	Hardwood Floor	Closet	2 Pc Bath
2	Living	Main	18.24	x 13.16	Hardwood Floor	Open Concept	Fireplace
3	Dining	Main	10.83	x 10.76	Hardwood Floor	O/Looks Backyard	Open Concept
4	Kitchen	Main	15.26	x 9.84			
5	Family	Main	18.5	x 14.93	Renovated	Eat-In Kitchen	Marble Counter
6	2nd Br	2nd	12.07	x 10.83	Hardwood Floor	Double Closet	Walk-Out
7	3rd Br	2nd	12.4	x 8.6	Hardwood Floor	B/I Closet	O/Looks Frontyard
8	4th Br	2nd	10.24	x 9.91	Hardwood Floor	Double Closet	O/Looks Frontyard
9	Prim Bdrm	3rd	20.83	x 14.67	Hardwood Floor	Walk Through	5 Pc Ensuite
10	Rec	Lower	16.99	x 14.57	Broadloom	Pot Lights	Closet
11	Br	Lower	14.34	x 13.25	Broadloom	3 Pc Bath	
12	Laundry	Lower	6.43	x 5.25	Tile Floor	Pot Lights	

Client Remarks: Timeless elegance in this sophisticated, designer's own home on the most coveted block of Roxborough Street West. Originally built in the early 1900s, the house was meticulously renovated back to the brick as a sophisticated urban retreat, with every detail thoughtfully planned including: Scavolini kitchen, Gaggenau appliances & white oak herringbone hardwood. This exceptional home was thoughtfully designed to maximize public spaces to encourage togetherness while also offering well designed, highly functional private spaces. The striking kitchen seamlessly opens to the dining area and a bright, airy family room, highlighted by a skylight and oversized glass doors that create a natural flow between the indoors & outdoors. Enjoy effortless entertaining on the large deck with awning, overlooking an outdoor resort oasis with a stunning all-season saltwater pool highlighted by a tranquil waterfall & beautifully manicured gardens. The second level is perfect comfort and versatility, featuring three beautifully appointed bedrooms, a convenient secondary laundry room, & a spa-inspired bathroom. A second floor terrace expands the living space outdoors, offering breathtaking views of the garden below. Crowning the home, the entire third floor is dedicated to a private primary retreat, offering the ultimate in comfort and seclusion. Expansive windows frame captivating views of the city skyline, while a luxurious soaker tub overlooks the treetops. The impressive lower level has been thoughtfully dug out to maximize space, offering a spacious recreation room, a large bedroom with ample storage, a full bathroom & an additional laundry room complete this versatile level. Opportunities to own on this particular stretch of Roxborough are rare, making this residence a truly exceptional blend of tradition and modernity and the quintessential Summerhill lifestyle. Also showcasing a re-constructed garage with potential to have two car parking.

Inclusions: See Schedule B

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