

		114 Glenvale Blvd Toronto Ontario M4G 2V9 Toronto C11 Leaside Toronto		Sold: \$1,305,000 List: \$1,149,000			
		Taxes: \$5,994.99/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 7		For: Sale % Dif: 114			
		Semi-Detached Link: 2-Storey		Fronting On: N Acreage: 22.19 x 130 Feet Irreg: Dir/Cross St: Bayview Ave & Eglinton Ave E Directions: North of Eglinton, East of Bayview Ave			
				Rms: 4 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt			
MLS#: C12843802 PIN#: 103680526 Legal: PT LT 674 PL 3110 LEASIDE AS IN TL39383; S/T & T/W TL39383; TORONTO (E YORK) , CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1948 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Public Transit Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed, Fence - Full Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.38	x 14.34	Hardwood Floor	Pot Lights	South View
2	Kitchen	Main	14.4	x 10.6	Quartz Counter	Custom Backsplash	W/O To Deck
3	Prim Bdrm	2nd	9.32	x 14.17	B/I Closet	Hardwood Floor	South View
4	2nd Br	2nd	8.5	x 12.5	Closet	Hardwood Floor	O/Looks Backyard
5	Rec	Bsmt	14.07	x 14.24	Vinyl Floor	Pot Lights	3 Pc Bath
Client Remks: In the heart of Leaside, where tree-lined streets, top-ranking schools & the vibrant shops & restaurants of Bayview Ave create one of Toronto's most beloved neighbourhoods, this completely turnkey & beautifully renovated home offers effortless, modern living. Thoughtfully redesigned w/ extensive high-quality upgrades completed between 2024 & 2025, this 2-bdrm, 2-bath home has been meticulously curated so you can simply move in & enjoy. Sunlight pours through the home thanks to its coveted south exposure, illuminating the bright open-concept main flr & reconfigured expansive kitchen layout. Featuring quartz countertops seamlessly extending into matching backsplash, shaker-style cabinetry w/ soft close, premium built-ins, new appls incl. a panelled dishwasher & blanco double-basin sink, the kitchen offers exceptional storage, generous prep space & seamless access to the backyard, perfect for entertaining & everyday living. Wide-plank white oak engineered hardwood flows across the main & 2nd flr, while the fully finished bsmt provides versatile add'l living space ideal for a rec rm & home office, or guest retreat. The primary bdrm features custom floor-to-ceiling built-in closets & both bathrms have been tastefully renovated. Extensive mechanical & electrical upgrades, including a full home rewire, new panel, furnace, A/C & updated lighting, provide long-term comfort & peace of mind. Set on an extra-deep 130ft lot w/ no homes behind, the professionally landscaped backyard features a custom architect-designed deck, new fencing, cedar trees & a private outdoor oasis. A driveway extension w/ drive-safe pavers offers the convenience of 2-car parking. Spend weekends exploring nearby parks & ravine trails, visiting Trace Manes Park, Sunnybrook Park or the Leaside Library & enjoy effortless commuting w/ the Crosstown LRT, Bayview Extension & DVP nearby. All within a neighbourhood loved for its strong sense of community & seamless blend of small-town charm & urban convenience.							
Inclusions: Refrigerator Stove/Oven, Hood Fan, Built-In Dishwasher, Washer and Dryer, All Electric Light Fixtures (excluding kitchen pendant light), All Window Coverings (blinds, curtain rods and curtain panels etc.), Shed, Furnace, Air Conditioning Unit, Google Nest Thermostat, Google Nest Doorbell, & Mounted Bathroom Soap Dispensers (in shower/bathtub).							
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995							



8 Glenvale Blvd			Sold: \$1,625,000
Toronto Ontario M4G 2V1			List: \$1,778,000
Toronto C11 Leaside Toronto			
Taxes: \$9,622/2025		For: Sale	% Dif: 91
Sold Date: 05/04/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: N	Rms: 7	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	36 x 159 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x3x2nd, 1x3xLower	
Dir/Cross St: Bayview Ave & Eglinton Ave E			
Directions: North of Eglinton, East of Bayview Ave			

MLS#: C13057804 **PIN#:** 103680473
Legal: PT LT 612 PL 3110 LEASIDE; PT LT 613 PL 3110 LEASIDE; PT LT 614 PL 3110 LEASIDE; PT LT 615 PL 3110 LEASIDE; PT LT 616 PL 3110 LEASIDE AS IN TB611382; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1968 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.84	x 17.75	Picture Window	Fireplace	Hardwood Floor
2	Dining	Main	9.32	x 12.93	Formal Rm	Picture Window	Hardwood Floor
3	Kitchen	Main	10.33	x 12.24	Renovated	Quartz Counter	W/O To Yard
4	Family	Main	9.32	x 12.76	2 Pc Bath	Closet	Hardwood Floor
5	Prim Bdrm	2nd	12.4	x 12.24	Large Closet	Window	Hardwood Floor
6	Br	2nd	9.84	x 15.58	Large Closet	Window	Hardwood Floor
7	Br	2nd	9.09	x 9.51	Large Closet	Window	Hardwood Floor
8	Br	Lower	11.52	x 15.49	3 Pc Ensuite	Double Closet	Window
9	Laundry	Lower	7.09	x 7.58			
10	Utility	Lower	11.75	x 14.01			
11	Cold/Cant	Lower	7.58	x 3.41			

Client Remks: Welcome to 8 Glenvale Blvd, a quintessential North Leaside red brick residence, beautifully renovated and meticulously maintained, offering the perfect blend of timeless charm and modern family living. Situated within the coveted Northlea Elementary School district, this home features a spacious and functional layout ideal for everyday living and entertaining. The main floor showcases rich hardwood floors, large picture windows that fill the space with natural light, and a classic gas fireplace anchoring the elegant living room. A formal, family-sized dining room flows seamlessly into a renovated kitchen with custom cabinetry, stainless steel appliances, quartz countertops, and a walk-out to the garden. A rare main floor family room and convenient powder room complete this level. Upstairs offers three well-proportioned bedrooms, including a spacious primary. The finished lower level has been thoughtfully renovated and includes a guest bedroom, additional bathroom, ample storage and direct access to the garage. Set on an exceptional 159 ft deep lot, the private backyard is a true highlight, featuring an plenty of space to entertain, relax, and enjoy. Additional features include a private drive and built-in garage. Ideally located just a short walk to Sunnybrook, the Leaside LRT station, Bayview's shops and restaurants, and top-rated schools, this home offers a rare combination of community, convenience, and lifestyle in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, dryer, Microwave, All electric light fixtures, All Window coverings, Bathroom mirrors, In ground sprinkler system.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



8 Glenvale Blvd
Toronto Ontario M4G 2V1
 Toronto C11 Leaside Toronto
SPIS: No **Taxes:** \$9,622/2025 **DOM:** 26
List: \$1,849,000 For: Sale
 Detached **Front On:** N **Rms:** 7
Link: N **Acre:** **Bedrooms:** 4 + 1
 2-Storey **Washrooms:** 3
 1x2xMain, 1x3x2nd, 1x3xLower
Lot: 36 x 159 Feet Irreg:
Dir/Cross St: Bayview Ave & Eglinton Ave E
Directions: North of Eglinton, East of Bayview Ave

MLS#: C12951908 **PIN#:** 103680473
Possession Remarks: 30/120 Days/tba
Legal: PT LT 612 PL 3110 LEASIDE; PT LT 613 PL 3110 LEASIDE; PT LT 614 PL 3110 LEASIDE; PT LT 615 PL 3110 LEASIDE; PT LT 616 PL 3110 LEASIDE AS IN TB611382; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1968 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available
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3	Kitchen	Main	10.33	x 12.24	Renovated	Quartz Counter	W/O To Yard
4	Family	Main	9.32	x 12.76	2 Pc Bath	Closet	Hardwood Floor
5	Prim Bdrm	2nd	12.4	x 12.24	Large Closet	Window	Hardwood Floor
6	Br	2nd	9.84	x 15.58	Large Closet	Window	Hardwood Floor
7	Br	2nd	9.09	x 9.51	Large Closet	Window	Hardwood Floor
8	Br	Lower	11.52	x 15.49	3 Pc Ensuite	Double Closet	Window
9	Laundry	Lower	7.09	x 7.58			
10	Utility	Lower	11.75	x 14.01			
11	Cold/Cant	Lower	7.58	x 3.41			

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Inclusions: Fridge, Stove, Dishwasher, Washer, dryer, Microwave, All electric light fixtures, All Window coverings, Bathroom mirrors, In ground sprinkler system.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



100 Glenvale Blvd Toronto Ontario M4G 2V9 Toronto C11 Leaside Toronto		Sold: \$3,188,000 List: \$3,488,000
Taxes: \$0/2025	For: Sale	% Dif: 91
Sold Date: 01/07/2026		
SPIS: No	Last Status: SLD	DOM: 181
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 131.7 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x3x2nd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Bayview Ave and Eglinton Ave Directions: Glenvale Blvd And Bayview Ave		

MLS#: C12275052		PIN#: 103680519
Legal: PART LOT 667 PLAN 3110 LEASIDE; PART LOT 668 PLAN 3110 LEASIDE AS IN CA376180; TORONTO (E YORK) CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: New Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Inground Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscape Lighting, Landscaped Interior Feat: Carpet Free, ERV/HRV, Central Vacuum Security Feat: Security System	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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 6.3	Tile Floor	Large Closet	Access To Garage
2	Kitchen	Main	9.84	x 22.57	Quartz Counter	Stainless Steel Appl	Combined W/Great Rm
3	Dining	Main	13.09	x 13.32	Hardwood Floor	Pot Lights	Combined W/Great Rm
4	Great Rm	Main	13.09	x 22.57	Hardwood Floor	Gas Fireplace	Built-In Speakers
5	Prim Bdrm	2nd	14.93	x 15.32	5 Pc Ensuite	W/I Closet	Skylight
6	2nd Br	2nd	11.09	x 13.16	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	13.32	x 12.01	Hardwood Floor	Large Closet	Large Closet
8	4th Br	2nd	10.24	x 15.91	3 Pc Ensuite	Hardwood Floor	Large Window
9	Laundry	2nd	5.51	x 11.06	Tile Floor	Skylight	Laundry Sink
10	Rec	Bsmt	22.57	x 19.09	Heated Floor	Electric Fireplace	Wet Bar
11	Br	Bsmt	8.33	x 14.99	Heated Floor	Closet	Pot Lights

Client Remks: Discover the epitome of modern elegance in this stunning custom-built home in the coveted North Leaside community. Combining luxury, modern design, and unmatched craftsmanship, this 4+1 bedroom, 4.5 bathroom residence offers a sprawling 3,438 square feet of refined living space, designed for both relaxation and entertainment. Multiple skylights and expansive windows elegantly infuse the interior with natural light. Welcoming kitchen is equipped with Thermador built-in appliances, stunning quartz countertops, a waterfall island, pre-finished cabinetry and impressive oak fluted accent panels. The spacious great room, ideal for entertaining, boasts a captivating feature wall and a 60-inch fireplace. Elevating your entertaining experience, the dining area features a custom-crafted White Oak wine cellar. Enhancing the luxurious design are white oak flooring and stairs with glass railings, providing continuity and a modern touch. Retreat to the primary bedroom, featuring a spa-like 5-piece ensuite with heated floors and an expansive walk-in closet with an elegantly designed custom organizer. Conveniently located on the upper level, the laundry room features bespoke cabinetry and a laundry sink for enhanced practicality. The lower level showcases a grand recreation room with heated floors, a wet bar complete with Marvel 24" beverage centre, and a fireplace that adds charm to the space. This area seamlessly transitions to the rear garden through a walkout, offering the perfect setting for sophisticated indoor-outdoor gatherings. A backyard oasis featuring an inground pool with multi-color lights. Additional highlights include a heated driveway, porch, and porch steps, automated sprinkler system with rain sensors, automated lighting, and a 9-camera security system setup. Community known for its top-rated schools, including Northlea Elementary and Middle School and Leaside High School, excellent private schools and daycare options.

Inclusions: Thermador Stainless Steel Built in Appliances; 36" Fridge, 24" Freezer, 36" Gas Cooktop, 24" Dishwasher, Combination Electric Oven/Microwave, Washer and Dryer, Marvel 24" Beverage Center, Security System, Smart systems, ELF, Heated Driveway

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-695-7888