


43 Bethnal Ave
Toronto Ontario M8Y 1Y8

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,495/2024**For:** Sale**Sold:** \$1,034,500**List:** \$999,000**% Dif:** 104**Sold Date:** 06/19/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: S**Rms:** 5 + 1**Link:** N**Acreage:****Bedrooms:** 2

1 1/2 Storey

47 x 116 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x2xBsmt

narrows to 43 at rear

Dir/Cross St: PrinceEdward/ Berry **Directions:** East Of Prince Edward, north of Berry**MLS#:** W12212335**PIN#:** 075070213

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1953
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	0	0	Closet
2	Living	Ground	17.03	x 11.45	Hardwood Floor
3	Dining	Ground	17.03	x 11.22	Hardwood Floor
4	Kitchen	Ground	11.19	x 9.09	O/Looks Backyard
5	Prim Bdrm	2nd	15.12	x 17.42	Hardwood Floor
6	Br	2nd	10.53	x 12.89	Hardwood Floor
7	Bathroom	2nd	0	0	3 Pc Bath
8	Rec	Bsmt	26.12	x 11.45	Broadloom
9	Utility	Bsmt	26.12	x 11.22	Combined W/Laundry
10	Bathroom	Bsmt	0	0	2 Pc Bath

Client Remks: Welcome to this wonderful family home tucked away on a quiet cul-de-sac in Sunnylea, one of the west end's most sought-after neighbourhoods. From the moment you arrive, you'll feel the inviting charm and cozy interior that make this house feel like home. Originally a three-bedroom layout, this home was thoughtfully reconfigured to create an open-concept kitchen and dining area on the main floor, perfect for modern living and entertaining. The kitchen offers ample cabinetry and counter space, seamlessly flowing into a bright, sun-filled dining area -perfect for hosting memorable meals with family and friends. Step through sliding glass doors to a private, south-facing deck that overlooks an enchanting backyard with interlocking brick pathways, vibrant perennial gardens, and a tranquil pond-your own slice of outdoor serenity. The cozy living room features a large picture window framing the beautifully landscaped front garden, dotted with lovely trees and blooming flowers- a peaceful view all year round. Upstairs, you'll find two generously sized bedrooms and a renovated, spa-inspired bathroom offering comfort and style. The finished lower level adds fantastic versatility, featuring a spacious family room, two-piece bath, bookcases, ample storage, and plenty of closet space. Ideal for families, located just steps to a great school, playgrounds, and green spaces. Enjoy the convenience of nearby lakefront trails, TTC access, major highways, local grocers, boutiques, and the vibrant restaurants and pubs of The Kingsway. Don't miss your chance! Come see it today. (Fireplace not Functional) OPEN HOUSE SAT JUNE 2-4 PM

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



7 Stockbridge Ave		Sold: \$1,080,000	
Toronto Ontario M8Z 4M6		List: \$1,098,000	
Toronto W07 Stonegate-Queensway Toronto			
Taxes: \$6,029.89/2024		For: Sale	% Dif: 98
Sold Date: 06/02/2025			
SPIS: N	Last Status: SLD	DOM: 13	
Detached	Fronting On: E	Rms: 6	
Link: N	Acreage:	Bedrooms: 3	
Bungalow	42 x 137 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x3xBsmt	
Dir/Cross St: Islington Ave / Norseman St Directions: Enter through the front door			

MLS#: W12158173	PIN#: 075210099
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive:		Cable TV:	
Basement: Sep Entrance		Gar/Gar Spcs: Attached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 2		Water:	
Heat: Forced Air / Oil		Tot Prk Spcs: 3		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 700-1100		Fireplace/Stove, Public Transit, Rec Centre, School		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	Main	20.67	x 13.39	Combined W/Dining	Large Window
2	Dining	Main	20.67	x 13.39	Combined W/Living	
3	Kitchen	Main	14.44	x 7.74	Eat-In Kitchen	
4	Prim Bdrm	Main	11.68	x 11.35	O/Looks Backyard	Closet
5	2nd Br	Main	8.76	x 7.45	Window	Closet
6	3rd Br	Main	11.68	x 9.74	O/Looks Backyard	Closet
7	Rec	Bsmt	21.42	x 11.38	Fireplace	Dry Bar
8	Utility	Bsmt	17.06	x 9.06		
9	Workshop	Bsmt	12.73	x 9.25		
10	Laundry	Bsmt	10.33	x 7.51		
11	Other	Bsmt	11.06	x 3.28		

Client Remks: Estate Sale. Built in 1955, this classic brick bungalow blends timeless appeal with an unbeatable location in the sought-after Norseman and Islington community. Occupied by the same family for decades, the home sits on a generous 42 x 137 ft lot, offering both space and privacy . The home features a private driveway, stone porch, three bedrooms, a large backyard and a versatile interior layout ready for your personal touch. This is a rare opportunity to create your dream home in a vibrant, family-friendly neighbourhood. Shopping, schools, community center and transit are all close by.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


8 Monkton Ave
Toronto Ontario M8Z 4M8
Sold: \$1,108,000
List: \$999,800

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$5,765/2024**For:** Sale**% Dif:** 111**Sold Date:** 06/23/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 6 + 5**Link:** N**Acreage:****Bedrooms:** 3 + 1

1 1/2 Storey

40.05 x 122.68 Feet

Washrooms: 2**Irreg:**

1x4xGround, 1x3xBsmt

Dir/Cross St: Bloor and Islington **Directions:** south from bloor, one street east of islington**MLS#:** W12222484**PIN#:** 075180036

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	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:	51-99	Prop Feat:		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	14.6	x 14.4	Hardwood Floor	Bay Window	Crown Moulding
2	Dining	Ground	11.75	x 9.25	Hardwood Floor	Crown Moulding	North View
3	Kitchen	Ground	11.32	x 8.83	Ceramic Floor	Galley Kitchen	South View
4	Prim Bdrm	Ground	11.71	x 9.09	Hardwood Floor	Closet	O/Looks Backyard
5	Br	Ground	11.71	x 10.5	Hardwood Floor	Closet	W/O To Garden
6	Br	Upper	18.57	x 9.32	Hardwood Floor	O/Looks Frontyard	Double Closet
7	Rec	Bsmt	20.7	x 11.09	Broadloom	Above Grade Window	
8	Office	Bsmt	16.67	x 9.55	Tile Floor	Above Grade Window	Closet
9	Br	Bsmt	10.66	x 9.51	Broadloom	Above Grade Window	
10	Laundry	Bsmt	30.02	x 10.56	Concrete Floor	Above Grade Window	
11	Cold/Cant	Bsmt	7.32	x 2.69	Concrete Floor		

Client Remks: Lucky #8 Monkton Ave is on the market. A wonderfully situated premium 40 x 122 foot lot in Spring Brook Gardens is available for the first time in over 20 years. Literally steps to Bloor St and the Islington Subway station this property is ideally located for those looking to commute on public transit or utilize the Bloor St bicycle lanes. The Wide and expansive fully enclosed west facing back garden is a wonderfully bright and airy space for kid's play. With some potential attic space available to develop this home allows for an expansion in living space without the need for a large additions etc and with many new homes in the neighbourhood any new build can fit right in. Buy now while there is a little dip in the market and secure your dream home location. Live in as is or rent out while you figure out all the details. Well situated lots like this just don't come on the market all that often. Public Open Houses Sat Sun June 21,22 2-4 both days

Extras:**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300


**131 Meadowvale Dr
Toronto Ontario M8Z 3K2**

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$5,843.91/2024**For:** Sale**Sold:** \$1,250,000**List:** \$999,000**% Dif:** 125**Sold Date:** 02/24/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: S**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 2

Bungalow

40 x 110 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x3xLower

Dir/Cross St: Bloor St and Islington Ave**MLS#:** W11976064**PIN#:** 075180521

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:
Year Built: 1949
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Public
 Transit, School

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	9.84	x 4.43	Closet	Tile Floor	
2	Living	Main	17.59	x 12.24	Hardwood Floor	Large Window	Gas Fireplace
3	Dining	Main	17.59	x 12.24	Combined W/Living	Hardwood Floor	Gas Fireplace
4	Kitchen	Main	17.65	x 9.74	Stainless Steel Appl	Breakfast Area	Granite Counter
5	Prim Bdrm	Main	11.58	x 11.09	W/O To Deck	Closet	Hardwood Floor
6	2nd Br	Main	11.91	x 8.99	Closet	Large Window	Hardwood Floor
7	Rec	Lower	10.93	x 10.07	Vinyl Floor	Above Grade Window	Closet
8	3rd Br	Lower	11.15	x 9.25	Vinyl Floor	Closet	Above Grade Window
9	4th Br	Lower	11.15	x 8.76	Vinyl Floor	Closet	Above Grade Window
10	Laundry	Lower	9.74	x 4.66	Tile Floor		

Client Remks: A fantastic opportunity to live in one of Toronto's most desirable west-end neighborhoods Springbrook Gardens! The main level features two spacious bedrooms, an updated eat-in kitchen with stainless steel appliances, and a bright living and dining area with a cozy gas fireplace. The lower level boasts two additional bedrooms and a roughed-in kitchen, offering excellent potential for an in-law suite or rental income. Step outside to a fabulous back deck and private backyard, ideal for relaxing or entertaining. A 1-car garage and 2-car driveway make parking effortless. Perfectly located just steps from Bloor Streets shops, Kingsway Village, top-rated schools, Islington Subway Station, parks, and grocery stores. Enjoy easy highway access and a quick 15-minute drive to the airport. With its charming streets and strong sense of community, this is a place you'll love to call home.

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392


872 Royal York Rd
Toronto Ontario M8Y 2V4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,624.98/2024**For:** Sale**% Dif:** 96**Sold Date:** 06/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 18

Detached

Fronting On: W**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

49 x 135 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

Dir/Cross St: Royal York / South of Bloor **Directions:** -**MLS#:** W12161433**PIN#:** 075190050

Kitchens:	1	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Attached / 1.5	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	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:		Retirement:	
ApX Sqft:	1500-2000	Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 12.8	Hardwood Floor	Sliding Doors	Walk-Out
2	Dining	Main	13.78	x 10.33	Hardwood Floor	Open Concept	W/O To Deck
3	Den	Main	10.66	x 9.35	Hardwood Floor	Window	
4	Kitchen	Main	12.96	x 8.37	Eat-In Kitchen	O/Looks Backyard	Walk-Out
5	Sunroom	Main	19.03	x 5.58	Tile Floor	O/Looks Frontyard	French Doors
6	Prim Bdrm	2nd	14.11	x 9.51	Hardwood Floor	W/I Closet	Window
7	2nd Br	2nd	12.14	x 9.84	Hardwood Floor	Closet	Window
8	3rd Br	2nd	9.84	x 9.84	Hardwood Floor	Closet	Window
9	Other	2nd	6.23	x 6.23	B/I Shelves	Window	

Client Remks: Fabulous Opportunity To Renovate Or Build Your Dream Home On This Gorgeous 49 x 135 Ft Lot! Very Desirable Location! Walking Distance to Bus Stops, Royal York Subway Station, Excellent Schools, Parks, Churches, And Vibrant Kingsway Featuring Great Shops, Cafes, Restaurants, And More! Minutes To Downtown Toronto. Features 3 Bedrooms, 2 Baths, Plenty Of Natural Light, Rear Walk-Outs From Both Kitchen & Dining Room, Large Backyard, And Attached 1.5 Car Drive-Thru Garage. Great Family Friendly Neighborhood!!

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


875 Royal York Rd
Toronto Ontario M8Y 2V5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,137/2024**For:** Sale**Sold:** \$1,318,000**List:** \$1,328,000**Sold Date:** 05/25/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: E**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 2 + 1

2-Storey

36.5 x 120 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xLower

Dir/Cross St: Royal York Road and Bloor St W**Directions:** Between Bloor St W and Edgemore Drive on the east side of Royal York Road**MLS#:** W12166056**PIN#:** 075100029

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	5	Water:	Both
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1942			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.6	x 4.76	Closet	Vinyl Floor	O/Looks Living
2	Living	Main	16.01	x 12.24	Crown Moulding	Brick Fireplace	Picture Window
3	Dining	Main	12.66	x 9.42	W/O To Garden	Sliding Doors	Crown Moulding
4	Kitchen	Main	11.48	x 9.42	Stainless Steel Appl	Quartz Counter	W/O To Yard
5	Prim Bdrm	2nd	17.65	x 10.83	Double Closet	Balcony	Vinyl Floor
6	2nd Br	2nd	15.78	x 10.96	Large Window	Vinyl Floor	O/Looks Frontyard
7	Rec	Lower	15.06	x 11.88	Pot Lights	Brick Fireplace	Double Closet
8	Br	Lower	10.4	x 9.78	Vinyl Floor	Above Grade Window	Closet
9	Utility	Lower	9.78	x 7.64			
10	Laundry	Lower	5.94	x 4.17	Vinyl Floor		

Client Remks: Welcome to 875 Royal York Road! Beautifully updated from top to bottom, this solid brick 1 3/4 storey home is located on a deep, tree-lined lot in prime Sunnylea! With a thoughtful floor plan and stylish modern finishes throughout, this move-in ready home combines timeless charm with contemporary updates. The main level features a bright living room with a wood-burning brick fireplace, crown moulding and a large picture overlooking the front garden, a formal dining room with a walkout to the deck for effortless entertaining and a renovated modern kitchen complete with quartz countertops, brand new stainless steel appliances, a classic subway tile backsplash, an under-mount sink, generous cabinet space and a walkout to the backyard. The upper level offers two spacious bedrooms, including a primary with a private balcony overlooking the tranquil backyard gardens, a fully renovated 4-piece bathroom and a large hallway walk-in closet for added storage. The fully finished lower level includes a spacious rec room with a brick fireplace and double closet, an additional bedroom/office, a renovated 4-piece bathroom and a laundry area and is ideal for extended family or guests. This home has been freshly painted with new wide-plank vinyl floors and modern light fixtures throughout! The long private driveway and single attached garage provide parking for 5-6 cars while the deep 120' lot offers a quiet, treed backyard, perfect for outdoor relaxation! Located just a short walk to Royal York subway station and the shops, cafes and restaurants of The Kingsway, this home offers an unbeatable blend of convenience and community. With easy access to Mimico Creek trails, Humber River parkland, neighbourhood parks and some of Etobicoke's best schools including Sunnylea JMS, OLS, Bishop Allen and Etobicoke Collegiate this is a rare opportunity to own a beautifully updated home in desirable, family-friendly Sunnylea! Open Houses: Sat/Sun 2-4pm!

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


5 Glenaden Ave W
Toronto Ontario M8Y 2L8

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,797/2024**For:** Sale**Sold:** \$1,353,000**List:** \$995,000**% Dif:** 136**Sold Date:** 04/29/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: S**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2

Bungalow

59.06 x 75 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x2xLower

Dir/Cross St: Royal York and Bloor W **Directions:** Prince Edward and Bloor W**MLS#:** W12093866**PIN#:** 075090227

Kitchens:	1	Exterior:	Stone	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1945	Fireplace/Stove, Park, Public Transit,		Farm/Agr:	
Yr Built Source:	MPAC	School		Oth Struct:	
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Hardwood Floor	Closet	
2	Living	Main	17.49	x 12.01	Hardwood Floor	O/Looks Frontyard	Crown Moulding
3	Dining	Main	11.42	x 9.74	Hardwood Floor	O/Looks Backyard	Crown Moulding
4	Kitchen	Main	10.5	x 9.74	Linoleum	Window	Stainless Steel Sink
5	Prim Bdrm	Main	13.91	x 11.32	Closet	Hardwood Floor	Large Window
6	2nd Br	Main	11.42	x 8.76	Closet	Hardwood Floor	Window
7	Bathroom	Main	0	0	3 Pc Bath	Window	
8	Rec	Lower	20.73	x 11.52	Fireplace	Panelled	Wall Sconce Lighting
9	Workshop	Lower	14.17	x 12.5	Concrete Floor	Closet	Window
10	Laundry	Lower	10.33	x 9.51	Concrete Floor	Stainless Steel Sink	Window
11	Bathroom	Lower	0	0	2 Pc Bath		
12	Other	Lower	14.17	x 12.5	Concrete Floor	Closet	

Client Remks: A charming home with a big heart. Step into the warmth of 5 Glenaden West, a picture-book two-bedroom home nestled in the heart of the wonderful Stonegate-Queensway neighbourhood. Talk about curb appeal! Owned by the same family since 1978, pride of ownership exudes from this neat and tidy bungalow. The award-winning gardens grace both the front and back of the home. Imagine downsizing without compromise, embarking on your homeownership journey, or enjoying a condo alternative with true character. This residence offers an idyllic lifestyle with unparalleled access to local amenities. Stroll to King's Mill Park, explore the vibrant shops and restaurants along Bloor Street, or immerse yourself in the natural beauty of the Humber River all just moments away. Inside, discover the generously sized living room bathed in natural light, offering picturesque views of the stunning gardens. Many updated windows throughout. Two cozy wood-burning fireplaces and original hardwood floors add to the home's inviting ambiance. The main level features two comfortable bedrooms and a kitchen that overlooks the sunny, south-facing backyard. The lower level provides even more flexible space, a wood-paneled recreation room perfect for relaxing or entertaining, a practical workshop, ample storage and a large laundry room. Convenience is key with an attached garage and a private driveway completing this exceptional offering. Don't miss the opportunity to own this cherished home, renowned in the neighbourhood for its exceptional curb appeal and the heart that has been poured into its gardens and interiors.

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


7 Kirk Bradden Rd E
Toronto Ontario M8Y 2E5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,988.38/2024**For:** Sale**Sold:** \$1,390,000**List:** \$1,390,000**% Dif:** 100**Sold Date:** 02/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: S**Rms:** 5 + 3**Link:** N**Acreage:** < .50**Bedrooms:** 2

1 1/2 Storey

43.06 x 120 Feet

Washrooms: 2**Irreg:** 43.06 x 120.05

1x4xGround, 1x2xUpper

Dir/Cross St: Prince Edward Dr S & Berry Rd**MLS#:** W11951097**PIN#:** 075070006

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro: Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Y Phone: Y
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:	51-99	Prop Feat:	Fireplace/Stove, Library, Park, Public	Retirement:	
Apx Sqft:	700-1100		Transit, School	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	11.42	x 9.15	
2	Living	Main	21.56	x 14.63	Fireplace
3	Kitchen	Main	9.74	x 11.58	
4	Prim Bdrm	Upper	9.68	x 14.99	2 Pc Bath
5	2nd Br	Main	18.77	x 13.42	Large Closet
6	Rec	Bsmt	21.19	x 12.6	
7	Utility	Bsmt	21.59	x 25.23	

Client Remks: Estate Sale! Attention Builders and Renovators...build your dream home in the highly sought-after Sunnylea neighbourhood, one of West Toronto's finest locations! Seconds from a TTC bus stop to Old Mill Station, a short walk to parks, tennis courts and the best shops/restaurants in the Kingsway. A few minutes' drive to the Lake and the QEW. The property is nestled amongst multimillion-dollar homes in the coveted Sunnylea school district. Don't miss this rare opportunity! Primarily land value.

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


8 Sunnylea Ave W
Toronto Ontario M8Y 2J7

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,067.06/2024**For:** Sale**Sold:** \$1,393,000**List:** \$1,299,000**Sold Date:** 05/21/2025**% Dif:** 107**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: N**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3

1 1/2 Storey

40.05 x 95.22 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Bloor Street to Prince Edward Dr S to Sunnylea Ave W**Directions:** Bloor St. W & Prince Edward Dr S**MLS#:** W12145084**PIN#:** 075090267

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1950	Fireplace/Stove, Library, Park, Place Of		Farm/Agr:	
Yr Built Source:	MPAC	Worship, Public Transit, Rec Centre,		Oth Struct:	
Apx Sqft:	1100-1500	School		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	8.5	x 4.17	Hardwood Floor	Closet	
2	Living	Main	15.85	x 14.67	Fireplace	Picture Window	Crown Moulding
3	Dining	Main	12.83	x 9.91	Combined W/Living	Broadloom	
4	Kitchen	Main	12.17	x 10.01	Eat-In Kitchen	Pantry	W/O To Yard
5	3rd Br	In Betwn	13.75	x 8.5	Hardwood Floor	Closet	
6	2nd Br	2nd	14.24	x 9.09	Hardwood Floor	W/I Closet	
7	Prim Bdrm	2nd	13.16	x 12.6	Hardwood Floor	W/I Closet	
8	Rec	Bsmt	14.99	x 10.93	Above Grade Window		
9	Laundry	Bsmt	12.6	x 7.68	Above Grade Window	Laundry Sink	Concrete Floor
10	Furnace	Bsmt	13.75	x 12.6	Above Grade Window	Combined	Concrete Floor
						W/Workshop	
11	Cold/Cant	Bsmt	5.15	x 3.67	Concrete Floor	Above Grade Window	

Client Remks: This is your chance to reimagine a classic home in the highly rated Sunnylea school district. Set on a quiet, tree-lined street surrounded by custom homes, this charming property presents the perfect canvas for renovation or a complete redesign. The main floor features bright, open concept living and dining areas with a fireplace, and an eat-in kitchen with walkout to the backyard. A rare, mid-level bedroom located just a half-flight up from the main floor is ideal for guests, or a private home office. Ample storage and adaptable spaces throughout allow you to make the most of the homes potential. Additional highlights include a private front porch, flagstone walkway, attached single car garage, and extended driveway to accommodate multiple vehicles. The lower level offers further opportunities for customization, while the generously sized backyard is brimming with possibility. Whether you are looking to renovate, rebuild, or invest, this property offers a solid foundation in a mature, family-friendly neighbourhood just a short walk to Bloor Street West, Royal York subway, local parks, and top-rated schools.

Extras:**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



914 Royal York Rd			Sold: \$1,400,000		
Toronto Ontario M8Y 2V7			List: \$1,348,880		
Toronto W07 Stonegate-Queensway Toronto					
Taxes: \$6,430.45/2024			For: Sale		% Dif: 104
Sold Date: 03/19/2025					
SPIS: N		Last Status: SLD		DOM: 13	
Detached		Fronting On: W		Rms: 9	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		25 x 120 Feet		Washrooms: 2	
		Irreg:		1x3xUpper, 1x3xBsmt	
Dir/Cross St: Bloor St / Royal York Rd Directions: Royal York Rd and Bloor St					

MLS#: W12003761	PIN#: 075180268
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Kitchens: 1		Exterior: Stucco/Plaster		Zoning:	
Fam Rm: N		Drive: Mutual		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 2		Water:	
Heat: Heat Pump / Gas		Tot Prk Spcs: 3		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500		Fireplace/Stove, Hospital, Library, Place Of		Farm/Agr:	
Assessment: POTL:		Worship, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Survey Type: None	
Laundry lev: Lower				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.99	x 17.75	Combined W/Dining	Fireplace	Hardwood Floor
2	Dining	Ground	7.55	x 8.63	Crown Moulding	W/O To Deck	Hardwood Floor
3	Kitchen	Ground	7.84	x 10.66	Stainless Steel Appl	Stone Counter	Hardwood Floor
4	Prim Bdrm	2nd	12.04	x 11.32	Double Closet	Large Window	Crown Moulding
5	2nd Br	2nd	9.28	x 13.29	Closet	Window	Hardwood Floor
6	3rd Br	2nd	9.51	x 10.33	Closet	Window	Hardwood Floor
7	Rec	Lower	13.58	x 15.55	Closet	Window	Broadloom
8	Laundry	Lower	7.22	x 9.97	Laundry Sink	Window	Concrete Floor
9	Other	Lower	6.3	x 9.09	Pot Lights	Closet	Broadloom


Client Remks: Discover the perfect condo and townhome alternative a fully detached home offering privacy, space, and no shared walls or amenities! Located in the heart of Kingsway Village, this charming home is just steps from trendy shops, top-rated restaurants, and a short walk to Royal York Subway Station, making commuting a breeze. Inside, the inviting open-concept main floor features an updated kitchen with modern finishes, seamlessly flowing into a bright living and dining area. Walk out to a spacious deck, ideal for hosting guests or enjoying peaceful mornings, all while overlooking your private, fenced backyard oasis. Upstairs, you'll find three generously sized bedrooms, perfect for families, home offices, or guest accommodations. The home also boasts two brand-new bathrooms, designed with stylish, contemporary finishes for ultimate comfort. Parking is never an issue with a private garage and two additional driveway spots a rare find in this sought-after neighborhood. This move-in-ready home offers the perfect balance of charm, convenience, and modern upgrades, making it ideal for young families, professionals, or downsizers. Don't miss your chance to own a detached home in one of Toronto's most desirable communities! Book your showing today! Located in a fantastic Sunnylea school district, just steps from Bloor Street and the RY subway station. Close to top schools, parks, churches, and only minutes from downtown!

Extras:
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY905-568-2121

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 2:02:40 PM



6 Ashton Manr

Toronto Ontario M8Y 2N5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,303/2024

Sold Date: 06/05/2025

SPIS: N

Last Status: SLD

DOM: 14

Sold: \$1,425,000

List: \$1,299,900

% Dif: 110

Detached

Link: N

2-Storey

Fronting On: S

Acreage: 39.67 x 115 Feet

Irreg:

Rms: 7

Bedrooms: 3

Washrooms: 2

1x4x2nd, 1x2xLower

Dir/Cross St: Bloor St and Royal York

Directions: Bloor St and Royal York

MLS#: W12167664

PIN#: 075100290

Kitchens: 1

Fam Rm: Y

Basement: Finished / Sep Entrance

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 1100-1500

Assessment: 2024

POTL Mo Fee:

Laundry lev: Lower

Exterior: Alum Siding / Brick

Drive:

Gar/Gar Spcs: Attached / 1

Drive Park Spcs: 3

Tot Prk Spcs: 4

UFFI:

Pool: None

Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, School

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Survey Type:

Spec Desig:

Hydro: Municipal

Phone: Sewers

None

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.58	x 13.68	Hardwood Floor
2	Kitchen	Main	13.39	x 10.96	Tile Floor
3	Dining	Main	12.3	x 11.15	Hardwood Floor
4	Prim Bdrm	2nd	14.6	x 10.99	Hardwood Floor
5	2nd Br	2nd	14.44	x 9.19	Hardwood Floor
6	3rd Br	2nd	11.15	x 10.17	Hardwood Floor
7	Rec	Bsmt	24.18	x 14.3	Laminate

Bay Window

O/Looks Backyard

Open Concept

Window

O/Looks Backyard

Window

O/Looks Backyard

O/Looks Backyard

O/Looks Frontyard

2 Pc Bath


Client Remks: Welcome to 6 Ashton Manor: A Rare Opportunity on One of Sunnylea's Most Coveted Streets! Premium 40 x 115 ft Lot 3 Bedrooms & 2 Baths * Spacious Finished Basement With Separate Entrance * The Main Floor Features a Sun-Filled Living Room With Large Bay Picture Windows * Dedicated Dining Area Perfect for Gatherings * Functional Kitchen With Ample Cabinetry and Seated Bench Area * Upstairs, You'll Find Three Generously Sized Bedrooms and a Renovated 4-Piece Bath With a Full Tub and Shower * The Finished Basement Provides Flexible Living Space for a Recreation Room, Home Office, or Guest Suite, and a Convenient 2-Piece Bathroom * The 115-Foot Depth Offers a Spacious, Private BackyardPerfect for Entertaining, Gardening, or Unwinding in Peace * The Home Also Offers Excellent Curb Appeal With a Single-Car Garage, Private Driveway With Parking for Three Additional Cars, and No Sidewalk to Worry About * Situated in the Heart of Sunnylea, You're Just Steps to the Royal York Subway, Kingsway Shops and Restaurants, Top-Rated Schools Including Sunnylea JMS, Our Lady of Sorrows, Bishop Allen & ECI, as Well as Parks, Community Centres, and More * Whether You're Looking to Start a New Chapter or Invest in a Forever Home, 6 Ashton Manor Is Not to Be Missed. Book Your Private Showing Today and Explore the Possibilities!

Extras:

Listing Contracted With: HOMELIFE EAGLE REALTY INC.905-773-7771

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	26 Reid Manr Toronto Ontario M8Y 2H7 Toronto W07 Stonegate-Queensway Toronto Taxes: \$6,938.30/2024 Sold Date: 01/12/2025 SPIS: N Last Status: SLD DOM: 45			Sold: \$1,450,000 List: \$1,499,000 For: Sale % Dif: 97	
	Detached Link: N Bungalow		Fronting On: N Acreage: 40 x 93 Feet Irreg:		Rms: 13 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x2xBsmt
	Dir/Cross St: Royal York / Bloor St W				
MLS#: W11430613 PIN#: 075080252					
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:
					Hydro: Phone: Municipal


66 Claymore Dr
Toronto Ontario M8Z 2S2

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,451.91/2024**For:** Sale**Sold:** \$1,475,000**List:** \$1,500,000**Sold Date:** 03/24/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 20

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 2

Bungalow

43.5 x 140 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x3xBsmt

Dir/Cross St: Royal York and Norseman**Directions:**

Go west on Norseman from Royal York. Turn right on Lillibet. Property on Claymore at end of Lillibet.

MLS#: W12000139**PIN#:** 075210236

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Attached / 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:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Year Built:	1954	Fireplace/Stove, Library, Place Of Worship,		Farm/Agr:	
Yr Built Source:	MPAC	Public Transit, School		Oth Struct:	Shed
Apx Sqft:				Survey Type:	Unknown
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.65	x 13.68	Window	Tile Floor	Breakfast Bar
2	Dining	Main	8.99	x 10.01	Laminate	Window	
3	Living	Main	16.77	x 11.75	Bay Window	L-Shaped Room	Laminate
4	Prim Bdrm	Main	15.26	x 10.01	Double Closet	Window	Laminate
5	2nd Br	Main	8.99	x 10.01	Closet	Window	Laminate
6	3rd Br	Main	8.99	x 10.01	Window	Laminate	Closet
7	4th Br	Bsmt	11.42	x 11.25	Semi Ensuite	Laminate	Double Closet
8	5th Br	Bsmt	11.42	x 8.83	Window	Semi Ensuite	Laminate
9	Family	Bsmt	34.15	x 11.58	Gas Fireplace	Laminate	Window
10	Laundry	Bsmt	9.15	x 11.25	B/I Desk	Window	Vinyl Floor

Client Remks: Looking for the ideal home for your family? This Norseman Heights bungalow has all the flexibility you are looking for. Well situated in the community, there is an all sidewalk path to Norseman Community school for easy drop offs and pickups of young children. Walk to tons of amenities like Lora Hill Park, shops along Royal York and Bloor, TTC, multiple schools and other parks too! Inside the main floor features 3 beds and spacious layout. Basement has another 2 bedrooms, or office, plus lots of common space with multiple areas for kids to play, crafts, and more. The fully-fenced backyard provides a great area for Fido and kids to play. Easily add a kitchen to the basement to create an in-law suite with separate side entrance. Or keep the basement as is for that brooding teenager who needs their own space! Everything you could require will be found here at 66 Claymore Dr. Enclosed garage great for keeping plants safe in the winter, or re-install garage door.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY PRINCIPLED REALTY416-495-2730


110 Prince Edward Dr S
Toronto Ontario M8Y 3V9

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,602.12/2024**For:** Sale**Sold:** \$1,475,000**List:** \$1,499,900**Sold Date:** 01/07/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 60

Detached

Fronting On: W**Rms:** 6 + 4**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

40 x 100 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Prince Edward Drive South and Berry road**MLS#:** W10415187**PIN#:** 075060171

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	16.01	x 12.57	Laminate	Fireplace
2	Dining	Ground	11.75	x 10.83	Laminate	O/Looks Backyard
3	Kitchen	Ground	13.16	x 8.83	Ceramic Floor	Walk-Out
4	Prim Bdrm	Upper	15.09	x 10.99	Laminate	W/I Closet
5	2nd Br	Upper	15.26	x 9.58	Laminate	W/I Closet
6	3rd Br	Upper	13.42	x 10.33	Laminate	W/I Closet
7	Common Rm	Bsmt	10.76	x 8.33	Finished	
8	Laundry	Bsmt	11.91	x 10.93	Window	
9	Kitchen	Bsmt	12.76	x 7.74	Renovated	Ceramic Floor
10	Living	Bsmt	15.42	x 10.43	Broadloom	Large Window

Client Remks: Welcome to 110 Prince Edward. Located in beautiful South Sunnylea this 3 bedroom home has fantastic character and is located near great schools, cafes, shops, subway, trails, downtown - there is lots at your doorstep. Recently renovated open concept kitchen with a walkout to terrace, good size living and dining rooms with a wood burning fireplace. 3 large bedrooms upstairs. Separate entrance to the basement that has been updated to create a completely separate unit great for added income or nanny suite/bachelor. 1 car garage with driveway parking for 4.

Extras:**Listing Contracted With:** ROYAL LEPAGE PORRITT REAL ESTATE 416-259-9639



65 Lothian Ave
Toronto Ontario M8Z 4K6
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$5,872.52/2024 **For:** Sale **% Dif:** 101
Sold Date: 04/29/2025
SPIS: N **Last Status:** SLD **DOM:** 39

Detached **Fronting On:** E **Rms:** 3
Link: N **Acreage:** **Bedrooms:** 2
 1 1/2 Storey 50 x 125 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Islington Ave. & Bloor St. **Directions:** Islington Ave. & Bloor St.

MLS#: W12033600**PIN#:** 075210448

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	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:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	23.43	x 9.84	
2	Dining	Ground	11.09	x 8.01	
3	Kitchen	Ground	11.81	x 8.33	
4	Prim Bdrm	2nd	11.75	x 10.33	
5	2nd Br	2nd	11.75	x 9.25	
6	Rec	Lower	25.66	x 10.66	

Client Remks: A wonderful opportunity in a great location. Attention persons looking to build their dream home or those looking for a project. Large rectangular lot. Professionally landscaped lot. Close to schools and parks. Short distance to Transit (Islington subway station), as well as shopping along Bloor St. West. Dont miss out!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-496-9220




10 Norseman St		Sold: \$1,550,000
Toronto Ontario M8Z 2P2		List: \$1,585,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$6,581/2024	For: Sale	% Dif: 98
Sold Date: 05/28/2025		
SPIS: N	Last Status: SLD	DOM: 42
Detached	Fronting On: N	Rms: 7 + 4
Link: N	Acreage:	Bedrooms: 3 + 1
Bungalow	48 x 110 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x3xLower
Dir/Cross St: Royal York and Norseman Directions: GPS		

MLS#: W12085962	PIN#: 072500126
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Built-In / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Central Vacuum, Fenced Yard,	Farm/Agr:
Assessment: POTL:	Fireplace/Stove, Library, Park, Place Of	Oth Struct:
POTL Mo Fee:	Worship, Public Transit, School	Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.3	x 7.09	
2	Living	Main	16.37	x 13.19	
3	Dining	Main	13.78	x 0	
4	Kitchen	Main	15.58	x 9.91	
5	Prim Bdrm	Main	13.81	x 11.19	
6	2nd Br	Main	13.81	x 10.1	
7	3rd Br	Main	12.99	x 11.09	
8	Bathroom	Main	0	0	
9	Family	Lower	27.2	x 13.62	
10	4th Br	Lower	13.91	x 11.12	
11	Common Rm	Lower	23.69	x 12.4	
12	Bathroom	Lower	0	0	
13	Utility	Lower	0	0	

Client Remks: Welcome to your cozy escape in South Etobicoke where modern style meets laid-back boho charm. This move-in-ready home features an open living/dining space that leads to a sunny wrap-around deck, perfect for summer hangs. With 3+1 bedrooms, a sleek kitchen, and a spacious lower level with a separate entrance, theres room for the whole family and then some. Out back, enjoy a private yard with blooming hydrangeas and a fire pit made for chill nights under the stars. Nothing to do but move in and enjoy! (Seller is a RRSP)
Extras:
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA905-296-3930



186 Humbervale Blvd
Toronto Ontario M8Y 3P8
Toronto W07 Stonegate-Queensway Toronto
Taxes: \$9,542/2024 **For:** Sale **% Dif:** 94
Sold Date: 04/05/2025
SPIS: N **Last Status:** SLD **DOM:** 33

Sold: \$1,600,000
List: \$1,699,000

Detached
Link: N
1 1/2 Storey

Fronting On: W
Acreage:
70 x 195 Feet
Irreg:

Rms: 8 + 3
Bedrooms: 3 + 0
Washrooms: 2
1x2xMain, 1x4x2nd

Dir/Cross St: Royal York Rd & Bloor St W **Directions:** Google Maps

MLS#: W11996154

PIN#: 075060556

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: Attached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 11.48	Combined W/Dining	Hardwood Floor	East View
2	Family	Main	15.81	x 11.12	East View	Hardwood Floor	
3	Kitchen	Main	11.06	x 8.86	West View		
4	Br	Main	11.42	x 10.3	Hardwood Floor	West View	
5	2nd Br	2nd	13.48	x 12.2	East View	Hardwood Floor	
6	Prim Bdrm	2nd	16.4	x 13.52	Hardwood Floor	West View	
7	Rec	Bsmt	20.18	x 18.5	Fireplace		
8	Furnace	Bsmt	22.74	x 17.72			
9	Laundry	Bsmt	11.19	x 8.86			

Client Remks: One of the largest ravine lots available in the Stonegate-Queensway area! Welcome to your private ravine oasis at 186 Humbervale Blvd! Nestled in one of Toronto's most coveted neighborhoods, this stunning lot property backs directly onto the tranquil Mimico Creek (which is set to be restored in the near future). Surrounded by mature trees and lush greenery, this property provides unmatched serenity and a true connection to nature. Surrounded by newer custom-built homes, this beautiful lot and home on a quiet street offers endless potential for renovation, rebuilding, or enjoying as is. The solid brick home features three bedrooms and a separate back entrance to the basement ideal for an in-law suite or rental income. Enjoy the soothing sounds of the creek, a backyard teeming with wildlife, and the rare opportunity to fish right from your own property. This home truly feels like a cottage escape within the city perfect for those seeking peace without sacrificing convenience. Whether you're looking to live, rent, renovate, or build your dream home, this property is a rare gem that combines charm, location, and potential. Don't miss your chance to own this slice of paradise in the heart of the city. Its not just a home; its a lifestyle.

Extras:

Listing Contracted With: EVOLVED REALTY647-948-7876


21 Winston Grve
Toronto Ontario M8Y 2K7

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,167.19/2024**For:** Sale**Sold:** \$1,600,000**List:** \$1,399,000**Sold Date:** 05/15/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: S**Rms:** 7**Link:** N**Acreage:****Bedrooms:** 3 + 1

Bungalow

40.05 x 94.21 Feet

Washrooms: 2**Irreg:**

1x4xGround, 1x4xBsmt

Dir/Cross St: Bloor & Prince Edward **Directions:** Bloor & Prince Edward**MLS#:** W12128854**PIN#:** 075090251

Kitchens: 2
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Year Built: 1948
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Pvt Double
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Level, Park,
 Place Of Worship, Public Transit, School

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	Prim Bdrm	Upper	8.66	x 14.67	Large Closet	Hardwood Floor
2	2nd Br	Ground	11.35	x 12.3	Closet	Hardwood Floor
3	3rd Br	Ground	10.99	x 12.3	Closet	Hardwood Floor
4	Bathroom	Ground	8.04	x 6.14	4 Pc Bath	Tile Floor
5	Kitchen	Ground	11.06	x 8.27	Eat-In Kitchen	Tile Floor
6	Dining	Ground	14.14	x 11.06	Hardwood Floor	
7	Living	Ground	16.27	x 13.62	Fireplace	Hardwood Floor
8	Kitchen	Bsmt	22.7	x 17.95	Combined W/Dining	Laminate
9	Living	Bsmt	22.7	x 17.95	Combined W/Dining	Laminate
10	Dining	Bsmt	22.7	x 17.95	Combined W/Living	Laminate
11	Br	Bsmt	11.94	x 9.25	Closet	Laminate
12	Bathroom	Bsmt	7.87	x 5.28	4 Pc Bath	Tile Floor
13	Br	Bsmt	10.47	x 14.34	Closet	Laminate
14	Utility	Bsmt	11.94	x 16.17	Concrete Floor	
15	Laundry	Bsmt	10.37	x 6.92	Tile Floor	

Client Remks: Located in the heart of Sunnylea, this well-maintained, carpet-free bungalow offers a unique opportunity. Move in as is, renovate to your taste, or build your dream home to suit your needs. Just a stone's throw from Sunnylea Junior School on a beautiful, quiet street, this home is waiting for your personal touch. The home features three good-sized bedrooms and a family bathroom, as well as a spacious dining room and an adjoining living room with a wood-burning fireplace ((note: the fireplace hasn't been used in a few years, so its condition is unknown). The basement includes a one-bedroom income suite, a spacious laundry room, bedroom and utility and storage space. In recent years, the furnace, fridge, gas stove, and roofing shingles have all been replaced. The property includes a double-wide driveway with parking for four cars, plus an attached garage for one additional vehicle. Public transit is conveniently close, and the high-quality shops, coffee shops, and restaurants of Bloor Street West are a short walk away. Sunnylea is a truly remarkable, family-oriented neighborhood, and this house is ready for a new family to call it home.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871


11 Greenmount Rd
Toronto Ontario M8Y 4A2

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,752.30/2025**For:** Sale**Sold:** \$1,600,000**List:** \$1,649,900**Sold Date:** 05/02/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: E**Rms:** 8 + 5**Link:** N**Acreage:****Bedrooms:** 3

Bungalow

49 x 110 Feet

Washrooms: 2**Irreg:**

1x4xGround, 1x3xBsmt

Dir/Cross St: Prince Edward Dr S/Berry Rd **Directions:** Prince Edward Rd S/Berry Rd**MLS#:** W12098442**PIN#:** 075070159

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stone
Drive: Pvt Double
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.76	x 12.66	Combined W/Dining	Hardwood Floor	Bay Window
2	Dining	Ground	11.81	x 9.22	Combined W/Living	Hardwood Floor	
3	Kitchen	Ground	27.03	x 12.34	Eat-In Kitchen	Combined W/Family	Ceramic Floor
4	Breakfast	Ground	27.03	x 12.34	Combined W/Kitchen	Ceramic Floor	
5	Family	Ground	12.47	x 10.37	Combined W/Kitchen	Fireplace	W/O To Deck
6	Prim Bdrm	Ground	16.99	x 11.15			
7	2nd Br	Ground	16.99	x 9.84	Hardwood Floor		
8	3rd Br	Ground	9.84	x 8.6	Hardwood Floor		
9	Family	Lower	36.42	x 19.72	Above Grade Window		
10	Games	Lower	36.42	x 19.91	Above Grade Window		
11	Laundry	Lower	14.6	x 12.8			
12	Utility	Lower	26.38	x 9.84			

Client Remks: Dont miss out! Located in Sought After Sunnylea Neighbourhood. Rare Opportunity ..Family-friendly 3 bdrm Bungalow with 3265 Sq Ft of total living space. including a seamless addition combined kitchen, breakfast area and family room perfect for entertaining or just hanging out. Cozy up by the fireplace or step out onto the deck and enjoy the backyard. The bright bay window floods the living room massive lower level family room with above ground windows offers a separate entrance ..plus 1-3 piece bathroom. Enjoy the very best of nature and city living walking distance to parks. Humber River. Schools. Enjoy a vibrant Bloor Street and Kingsway community living offering a wide range of shopping and restaurants. Come to life in Sunnylea!!

Extras:**Listing Contracted With:** RE/MAX REALTY SPECIALISTS INC.905-828-3434


840 Royal York Rd
Toronto Ontario M8Y 2V2
Sold: \$1,609,000
List: \$1,599,000

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,224.42/2024**For:** Sale**% Dif:** 101**Sold Date:** 04/07/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: N**Rms:** 5 + 3**Link:** N**Acreage:****Bedrooms:** 2 + 1

Bungalow

50 x 120 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x4xLower

Dir/Cross St: Bloor St W & Royal York **Directions:** Bloor St W & Royal York**MLS#:** W12060352**PIN#:** 075190152

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fireplace/Stove, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, River/Stream,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.32	x 12.17	
2	Dining	Main	10.6	x 10.5	
3	Kitchen	Main	11.52	x 10.6	
4	Prim Bdrm	Main	17.85	x 10.43	
5	2nd Br	Main	12.5	x 10.43	
6	Bathroom	Main	8.99	x 6.66	
7	Den	Lower	12.34	x 12.17	
8	Br	Lower	12.4	x 12.01	
9	Mudroom	Lower	12.17	x 11.75	

Client Remks: *Fronts on Thompson Ave* Welcome to 840 Royal York Rd, in the heart of Sunnylea and Thompson Orchard! This meticulously maintained, over 2000sf of total living space (1200sf above grade) home is located in the picturesque rolling neighbourhood streets of the Kingsway shops, excellent schools, and multiple transit options. With the driveway fronting on Thompson Ave, the location can't be beat! The mature trees & Etobicoke creek nearby provide a stunning backdrop to this popular pocket, steps to french bakeries, coffee shops & long-standing neighbourhood favourite restaurants. The home boasts a renovated kitchen w/ heated floors & a gas range perfect for the culinary inclined homeowner, overlooking the dining room & steps to the living room w/ gas fireplace. Loads of southern exposure light, large windows and hardwood floors. The oversized main floor Primary bedroom has double closets & an oversized window overlooking the manicured garden and beautiful flagstone pathways. The fully updated main floor bathroom with herringbone tile floors, classic white vanities, & a glass enclosed shower is magazine worthy! The main floor boasts hardwood flooring throughout. The lower level with walk-out has tons of custom storage & a full bathroom w/ tub/shower off the tiled mudroom that can be also used as gym space. The den for cozy TV watching leads to a well proportioned bedroom or office space & even more closets for storage. Perfect for guests, a teenager or in-laws! The exterior of the property w/ its perennial gardens give a new bloom at all the right moments of the season, and is low maintenance. High quality stone pathways and fencing along with a deck for BBQ-ing & lounging mean summer at this beautiful home is ready to be enjoyed! Sunnylea Jr school, Norseman Middle, OLS, ECI, Bishop Allen all highly rated. Excellent transit & highway access. Ready to move right in and enjoy!

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-916-3931


**8 Meadowvale Dr
Toronto Ontario M8Y 2N8**

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,353.17/2024**For:** Sale**% Dif:** 100**Sold Date:** 03/26/2025**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: N**Rms:** 5 + 1**Link:** N**Acreage:****Bedrooms:** 2

1 1/2 Storey

40 x 120 Feet

Washrooms: 2**Irreg:**

1x4xUpper, 1x3xLower


Dir/Cross St: Bloor Street & Prince Edward **Directions:** South of Prince Edward / Bloor**MLS#:** W12040118**PIN#:** 075100256

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				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	Foyer	Main	3.94	x 3.94	Tile Floor	Closet	
2	Living	Main	16.99	x 11.84	Hardwood Floor	Fireplace	O/Looks Frontyard
3	Dining	Main	10.5	x 9.25	Hardwood Floor	O/Looks Backyard	W/O To Deck
4	Kitchen	Main	16.01	x 7.74	Stainless Steel Appl	W/O To Deck	Breakfast Area
5	Prim Bdrm	Upper	13.32	x 10.17	Hardwood Floor	Window	Closet
6	2nd Br	Upper	11.75	x 7.68	Hardwood Floor	W/W Closet	Window
7	Family	Lower	16.99	x 10.01	B/I Bar	Above Grade Window	Tile Floor
8	Laundry	Lower	7.51	x 7.25	Stainless Steel Sink	B/I Shelves	Closet

Client Remks: Nestled In Coveted Sunnylea, This Charming Cape Cod Style, 1 and 1/2 Storey Detached Home Is The Perfect Starter Home, Renovation Expansion Or For Those Looking To Downsize! Offering 2 bedrooms, The Main Floor Boasts A Cozy Living Room With Fireplace, A Dining Room With Walk-Out To Gorgeous, Tiered Deck & A Kitchen Equipped With High-End Stainless Steel Appliances Plus Another Walk-Out To Deck. Upper Level Features 2 Bedrooms & 4Pc Family Bath. Professionally Landscaped Front & Backyard Offers A Beautiful Serene Setting, While The Lower Level Family Room With Bar Provides Extra Additional Space For Entertaining, Plus 3Pc Bath, Laundry Room & Storage Space! The Stunning, Extra-Private Yard Is The Perfect Place To Start Your Day or End Your Evening, With Ample Grass Space & A Tranquil Atmosphere Completing This Delightful Property. Just One Block From Bloor St, Walk To The Kingsway Restaurants, Cafes, Shops, Subway & More! 80 Walk Score, 81 Transit Score - TTC At Your Doorstep. Incredible School District - Sunnylea & ECI.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871



175 Prince Edward Dr S
Toronto Ontario M8Y 3W7
Toronto W07 Stonegate-Queensway Toronto
Taxes: \$7,109.97/2024 **For:** Sale **% Dif:** 102
Sold Date: 05/23/2025
SPIS: N **Last Status:** SLD **DOM:** 3

Sold: \$1,675,000
List: \$1,649,000

Detached
Link: N
2-Storey

Fronting On: E
Acreage:
42 x 150 Feet
Irreg:

Rms: 8
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x4xBsmt

Dir/Cross St: Prince Edward Dr/Bloor St **Directions:** Prince Edward Dr S & Glenellen Dr E

MLS#: W12160172

PIN#: 075080105

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:
Year Built: 1949
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI: No
Pool: None
Prop Feat:
Fenced Yard, Fireplace/Stove, Library,
Park, Public Transit, School

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

Hydro: Y
Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	12.17	x 9.61	W/O To Deck	Hardwood Floor	Combined W/Living
2	Living	Main	16.17	x 13.16	Large Window	Hardwood Floor	Gas Fireplace
3	Kitchen	Main	11.35	x 9.15	Stainless Steel Appl	Stone Floor	
4	Prim Bdrm	2nd	15.39	x 9.15	Large Window	Hardwood Floor	Closet
5	2nd Br	2nd	11.09	x 13.16	Large Window	Hardwood Floor	Closet
6	3rd Br	2nd	9.22	x 9.65	Large Window	Hardwood Floor	Closet
7	Family	Bsmt	23.43	x 11.61	Gas Fireplace	Broadloom	B/I Shelves
8	Utility	Bsmt	23.43	x 11.02			

Client Remks: Exceptional 42 x 150 ft lot in the heart of coveted Sunnylea. Experience the feeling of cottage living without ever leaving the city. This extraordinary property is a rare offering, showcasing a beautifully landscaped backyard oasis with a spectacular 1,200 sq ft multi-zone deck for lounging and al fresco dining, surrounded by lush green space perfect for kids to run and play or for hosting unforgettable outdoor gatherings. Inside, the home offers an ideal balance of luxury and comfort, featuring a deluxe primary retreat, two additional bedrooms, and a spa-like 4-piece bathroom wrapped in exquisite Calacatta marble, complete with a deep soaker tub, frameless glass shower, and custom vanity, your own personal sanctuary. The inviting living room with a cozy gas fireplace opens seamlessly to the dining area and flows out to the stunning backyard, making entertaining indoors and out a breeze. The modern kitchen is outfitted with stainless steel appliances, Caesarstone counters, and timeless stone flooring. Downstairs, the fully finished basement offers the perfect family zone or teen hangout, featuring a second gas fireplace, custom built-ins, and an additional 4-piece bathroom. All of this set in one of Toronto's most family-oriented neighbourhoods, just steps to Mimico Creek, Humber River trails, tennis/pickleball courts, and parks. Walk to top-rated schools, and enjoy easy access to Kingsway shops, restaurants, and cafes. A true gem offering space, style, and location. This exceptional property offers the best of both worlds: the tranquility of a private retreat and the convenience of urban living.

Extras:

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-231-5000



42 Elsfield Rd
Toronto Ontario M8Y 3R5
Sold: \$1,700,000
List: \$1,449,000

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,202.96/2024

For: Sale

% Dif: 117

Sold Date: 02/25/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: W

Rms: 7 + 1

Link: N

Acreage:

Bedrooms: 4 + 1

1 1/2 Storey

34.5 x 95 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x2xBsmt

Dir/Cross St: Royal York Rd. & Bloor St. W.

MLS#: W11978488

PIN#: 075100109

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	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:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.91	x 4.27	Tile Floor	Closet	
2	Living	Main	17.26	x 12.17	Fireplace	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	11.68	x 10.6	Formal Rm	Hardwood Floor	O/Looks Backyard
4	Kitchen	Main	17.85	x 9.91	Eat-In Kitchen	O/Looks Backyard	W/O To Garage
5	Prim Bdrm	2nd	11.75	x 11.52	Hardwood Floor	W/I Closet	O/Looks Frontyard
6	2nd Br	2nd	11.91	x 10.43	Hardwood Floor	O/Looks Backyard	Double Closet
7	3rd Br	2nd	14.93	x 9.58	Hardwood Floor	O/Looks Frontyard	B/I Closet
8	4th Br	2nd	10.33	x 9.84	Hardwood Floor	O/Looks Backyard	Closet
9	Bathroom	2nd	7.35	x 6.43	Renovated	Tile Floor	Window
10	5th Br	Bsmt	17.26	x 11.15	Broadloom	Above Grade Window	
11	Laundry	Bsmt	12.83	x 7.41	2 Pc Bath	Closet	
12	Cold/Cant	Bsmt	7.51	x 3.51			
13	Furnace	Bsmt	12.34	x 10.83			

Client Remks: Welcome to 42 Elsfield Road, a cherished family home offered for the first time in 58 years! Located in the heart of Sunnylea, one of West Toronto's most coveted neighbourhoods this property is just steps to Bloor Street West, Kingsway Village, and the Royal York subway station. The spacious main floor features generous principal rooms and a bright eat-in kitchen overlooking a charming backyard. Four well-sized bedrooms upstairs plus a fifth in the partially finished basement offer plenty of space for family and guests. An attached garage and private drive complete this rare opportunity. Whether you're looking to renovate or build your dream home, the possibilities are endless. Enjoy close proximity to parks, top-rated Sunnylea Junior School, Our Lady of Sorrows Catholic School, shops, and the best restaurants in The Kingsway. Quick access to the QEW and the lake ensures easy commuting and weekend getaways. Immediate possession available. Pre-listing home inspection available. Don't miss this rare chance to own in one of Toronto's finest neighbourhoods! Welcome to 42 Elsfield, welcome home.

Extras:

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC.416-234-2424



120 Lothian Ave
Toronto Ontario M8Z 4L2

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,273/2024

For: Sale

Sold: \$1,731,000

List: \$1,599,999

% Dif: 108

Sold Date: 04/14/2025

SPIS: N

Last Status: SLD

DOM: 5

Detached

Fronting On: W

Rms: 7

Link: N

Acreage:

Bedrooms: 4

Sidesplit 3

125.17 x 46.06 Feet

Washrooms: 2

Irreg:

1x4, 1x3

Dir/Cross St: Islington/Bloor **Directions:** Islington to Saybrook, left on Lothian

MLS#: W12072996

PIN#: 075210061

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Attached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	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:	1100-1500			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	13.29	x 28.41	Fireplace	Large Window	Combined W/Dining
2	Dining	Main	13.29	x 28.41	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	11.02	x 10.7	Stainless Steel Appl		
4	Prim Bdrm	Main	10.37	x 12.11	Closet	Hardwood Floor	
5	2nd Br	2nd	10.37	x 11.29	Closet	Hardwood Floor	
6	3rd Br	2nd	10.37	x 13.29	Closet	Hardwood Floor	
7	4th Br	In Betwn	10.7	x 8.5	Hardwood Floor		
8	Mudroom	In Betwn	10.07	x 2.79			
9	Rec	Bsmt	29.07	x 12.89	Dry Bar		
10	Laundry	Bsmt	0	0			

Client Remks: Welcome to this 4-bedroom sidesplit home, perfectly situated on a picturesque corner lot in the highly sought-after Norseman Heights neighborhood. This gem has been meticulously cared for by its original owner, showcasing pride of ownership at every turn. A sun-filled living room featuring a cozy fireplace- perfect for relaxing or entertaining. Hardwood floors preserved under the carpeting, ready to shine. This home features a spacious two-car garage offering ample parking and storage. This charming property is your opportunity to move into a beloved neighborhood and make it your own! ****EXTRAS**** 200 amp service

Extras:

Listing Contracted With: CENTURY 21 REGAL REALTY INC. 416-849-5360


80 Glenaden Ave E
Toronto Ontario M8Y 2L3

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,448/2024**For:** Sale**Sold:** \$1,735,000**List:** \$1,775,000**Sold Date:** 06/17/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 27

Detached

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

Bungalow-Raised

60 x 127 Feet

Washrooms: 3**Irreg:**

1x4xGround, 1x3xGround,

1x2xBsmt

Dir/Cross St: Glenaden Dr E. / Bloor St**Directions:** South of Bloor on Prince Edward Dr, Turn Left onto Glenaden Ave E/**MLS#:** W12162358**PIN#:** 074980163

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Attached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Year Built:	1956	Fenced Yard, Fireplace/Stove, Golf,		Farm/Agr:	
Yr Built Source:	MPAC	Marina, Public Transit, River/Stream,		Oth Struct:	Garden Shed
Apx Sqft:	1500-2000	School		Survey Type:	Unknown
Assessment:	POTL: N			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	13.85	x 8.01	Closet	Stone Floor	
2	Living	Ground	21.16	x 14.01	Fireplace	Hardwood Floor	Picture Window
3	Dining	Ground	12.01	x 11.68	W/O To Deck	Hardwood Floor	B/I Shelves
4	Kitchen	Ground	10.99	x 10.83	B/I Appliances	Laminate	O/Looks Backyard
5	Breakfast	Ground	8.99	x 7.35	Laminate	B/I Shelves	Combined W/Kitchen
6	Prim Bdrm	Ground	14.99	x 11.42	Double Closet	3 Pc Ensuite	Hardwood Floor
7	Br	Ground	16.01	x 10.33	O/Looks Backyard	Hardwood Floor	Closet
8	Br	Ground	10.76	x 10.33	Hardwood Floor	Closet	Window
9	Rec	Bsmt	21.49	x 13.75	Gas Fireplace	Above Grade Window	Panelled
10	Games	Bsmt	35.01	x 12.01	Wet Bar	Panelled	Above Grade Window
11	2nd Br	Bsmt	17.42	x 12.4	Walk-Up	Vinyl Floor	Panelled
12	Workshop	Bsmt	22.83	x 10.99	Concrete Floor	Combined W/Laundry	

Client Remks: Coveted "Prime Sunnylea". Thrilled to represent this classic Mid Century Modern bungalow that has not been to market since 1956. Situated on a private lot with the quietest of neighbours. Sundrenched living room with a wall of picture windows and a focal stone fireplace. Dining room walk out to a large deck overlooking the pool sized, park like backyard. Eat in Kitchen. Three generous bedrooms from their own wing - not your traditional bungalow layout. The primary boasts a 3 piece ensuite so very rare for the era. Great layout to create an internal access/mudroom to the garage on the ground level. Light and airy recreation room also features a gas insert fireplace. Expansive Games Room with convenient Kitchenette. Additional Bedroom has a separate walkup to the backyard - think Nanny or Teens suite. Park your summer "ride" in the double car garage. Oodles of Storage. An exceptional opportunity on a tranquil 60 X 127 foot lot. A leisurely stroll to the Kingsway Shops and restaurants, 2 Subway Stations, Humber River trails and Marina, The Old Mill and Sought After schools. Move in and personalize at your convenience or develop your dream home. An unbeatable locale for families seeking community and natural beauty.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000


**3 Sevenoaks Ave
Toronto Ontario M8Z 3P6**

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$5,500/2024**For:** Sale**Sold:** \$1,750,000**List:** \$1,490,000**Sold Date:** 03/03/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 13

Detached

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

Bungalow

54 x 125 Feet

Washrooms: 2**Irreg:**

1x4xGround, 1x3xBsmt

Dir/Cross St: Royal York Rd / Leland Ave **Directions:** East**MLS#:** W11976689**PIN#:** 075200150**Assignment:** N**Fractional Ownership:** N

Kitchens: 2
Fam Rm: Y
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.62	x 11.88	Fireplace	Hardwood Floor	Picture Window
2	Dining	Ground	11.06	x 9.84	W/O To Patio	Hardwood Floor	
3	Kitchen	Ground	12.53	x 11.61	Ceramic Floor	Eat-In Kitchen	
4	Prim Bdrm	Ground	13.16	x 11.35	Hardwood Floor	B/I Closet	O/Looks Garden
5	2nd Br	Ground	9.68	x 8.83	Hardwood Floor	B/I Closet	
6	3rd Br	Ground	12.6	x 8.6	Hardwood Floor	B/I Closet	
7	Rec	Bsmt	22.97	x 12.14	Laminate		
8	4th Br	Bsmt	10.83	x 22.97	Laminate		
9	Kitchen	Bsmt	6.56	x 11.48	Ceramic Floor		

Client Remks: Home, Lovely and Sweet Home With So Many Upgrades Which Is So Much To List. To See To Believe It. This 3+1 Bedroom, 2 Washrooms, 4 Car Driveway, 2 Kitchens, 2 Set Of Laundry Rooms. Separate Basement Entrance Bungalow Is Located In A Highly Desirable, Quiet, Family Friendly Neighbourhood. Huge Premium Lot 54 X 125 Feet. This Exclusive Pocket Of Etobicoke Is Surrounded By Multi Million Dollar Residences. Experience Country Living In The City ! A Nature Lovers Paradise ! Beautiful Home !Excellent Location !Huge Lot !A Definite Must See !

Extras:**Listing Contracted With:** REAL ONE REALTY INC_905-597-8511



49 Meadowvale Dr		Sold: \$1,750,000
Toronto Ontario M8Y 2P2		List: \$1,798,000
Toronto W07 Stonegate-Queensway Toronto		
Taxes: \$9,242.24/2024	For: Sale	% Dif: 97
Sold Date: 04/09/2025		
SPIS: N	Last Status: SLD	DOM: 8
Detached	Fronting On: S	Rms: 6 + 4
Link: N	Acreage:	Bedrooms: 3 + 1
1 1/2 Storey	41 x 100 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x5xUpper, 1x2xLower
Dir/Cross St: Royal York / Bloor Directions: Royal York / Bloor		

MLS#: W12053825	PIN#: 075100080
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Kitchens: 1	Exterior: Brick / Stone	Zoning: Residential
Fam Rm: N	Drive: Private	Cable TV: Y Hydro: Y
Basement: Finished	Gar/Gar Spcs: Attached / 1	Gas: A Phone: Y
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1500-2000	Fireplace/Stove, Level, Public Transit, Rec	Farm/Agr:
Assessment: POTL:	Centre	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.01	x 4.33	Closet	Window	
2	Living	Main	19	x 12.01	Leaded Glass	Stone Fireplace	Hardwood Floor
3	Dining	Main	12.6	x 9.84	Hardwood Floor	Leaded Glass	Wainscoting
4	Kitchen	Main	12.34	x 6.56	Stainless Steel Appl	Window	Backsplash
5	2nd Br	Main	14.83	x 6.56	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	Main	12.34	x 10.01	Hardwood Floor	Closet	O/Looks Backyard
7	Prim Bdrm	Upper	13.75	x 10.99	Vaulted Ceiling	His/Hers Closets	O/Looks Frontyard
8	Family	Lower	27	x 10.01	Laminate	Above Grade Window	Pot Lights
9	Den	Lower	11.58	x 9.32	Broadloom	Above Grade Window	
10	Office	Lower	11.52	x 8.01	Laminate	B/I Shelves	
11	Rec	Lower	10.99	x 10.5	Laminate	Electric Fireplace	
12	Laundry	Lower	11.58	x 5.35	Laundry Sink		

Client Remks: Nestled in the heart of Sunnylea, this charming 3+1 bedroom family home exudes warmth, character, and endless possibilities! With its oak trim, wainscoting, and inviting layout, this home is perfect for young families or downsizers looking to settle in one of Torontos most sought-after neighbourhoods. Step inside to a welcoming foyer leading to a bright living and dining area, complemented by an updated kitchen with stainless steel appliances. The main floor also features two spacious bedrooms and a family 4pc bath. Upstairs, the primary suite impresses with vaulted ceilings, his & hers closets, and a luxurious 5pc semi-ensuite bath. An attic space off the hall offers exciting potential - convert it into additional living space! The lower level is designed for flexibility, featuring a family room, a 4th bedroom/den, two office spaces, and two separate entrances - ideal for a home business, nanny suite, or future rental potential. Outside, the fully fenced yard provides a private retreat, perfect for kids, pets, and entertaining. Just a block from Bloor St. W, you're steps to charming shops, cafes, the subway, and top-rated schools. Move in, renovate, or build new - the choice is yours!							
Extras:							
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871							


47 Glenellen Dr E
Toronto Ontario M8Y 2G7

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,024.13/2024**For:** Sale**Sold:** \$1,750,000**List:** \$1,750,000**Sold Date:** 06/04/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 29

Detached

Fronting On: S**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 2 + 1

1 1/2 Storey

46.85 x 108.45 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x2x2nd

F:46.88' R:46.5' W:105.71'

E:111.21'

Dir/Cross St: Prince Edward Dr S & Bloor St W **Directions:** Prince Edward Dr S & Bloor St W**MLS#:** W12128572**PIN#:** 074990210


Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			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	11.42	x 17.42	Gas Fireplace	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	11.42	x 10.5	Crown Moulding	Hardwood Floor	O/Looks Living
3	Kitchen	Main	11.42	x 11.15	Modern Kitchen	Stainless Steel Appl	Centre Island
4	Family	Main	8.83	x 14.17	W/O To Deck	Hardwood Floor	Window
5	3rd Br	Main	10.66	x 10.76	2 Pc Ensuite	Hardwood Floor	Window
6	Prim Bdrm	2nd	14.01	x 15.49	2 Pc Ensuite	Double Closet	Window
7	2nd Br	2nd	18.77	x 10.99	W/I Closet	O/Looks Frontyard	Window
8	Rec	Lower	10.76	x 24.57	Electric Fireplace	B/I Shelves	Broadloom
9	Utility	Lower	11.32	x 25.16	Laundry Sink	Window	

Client Remks: Welcome to 47 Glenellen Dr East, a beautifully and professionally renovated home that has been meticulously maintained. Located on a quiet, family-friendly street in the desirable Sunnylea community, and built on a large south-facing property (46.85 x 108.45 ft). The home has a private mature garden, an attached one-car garage, and a private drive with parking for three more cars. The bright, spacious main floor has hardwood oak flooring and a double front hall closet. A generously sized living room welcomes you with a gas fireplace and seamlessly flows into the dining area and gourmet kitchen. Designed for both everyday living and entertaining, the kitchen is outfitted with high-end appliances, including a Wolf stove, Miele dishwasher, custom cabinetry, and a waterfall island with eat-in seating. The bright family room is filled with natural light and offers a walk-out to a private deck and garden. A versatile bonus room on the main floor is an ideal home office or third bedroom. Upstairs, you'll find two oversized bedrooms. The spacious primary suite has a 2-piece ensuite and three closets. The second bedroom has two walk-in closets. A 4-piece bathroom and a large linen closet complete the second floor. The lower-level recreation room has an electric fireplace and ample built-in storage. Located within the highly regarded Park Lawn Jr. and Etobicoke Collegiate schools districts and walking distance to TTC, shops, parks, and trails, with quick access to the 401 and QEW.

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



	36 South Kingslea Dr		Sold: \$1,789,000
	Toronto Ontario M8Y 2A4		List: \$1,799,999
	Toronto W07 Stonegate-Queensway Toronto		
	Taxes: \$7,761/2025	For: Sale	% Dif: 99
	Sold Date: 05/24/2025		
	SPIS: N	Last Status: SLD	DOM: 23
	Detached	Fronting On: N	Rms: 7 + 1
	Link: N	Acreage:	Bedrooms: 3 + 1
	2-Storey	57.92 x 150 Feet	Washrooms: 2
		Irreg:	1x3x2nd, 1x2xLower
	159.05 ft depth on the east side		
	Dir/Cross St: Prince Edward Dr and Bloor st		
	Directions:		
	South on Prince Edward dr, left on Kingslea Gardens, right on Kingslea Crt ,Right on S Kingslea Dr		

MLS#: W12115533 **PIN#:** 074990081

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Attached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1954	Central Vacuum, Fireplace/Stove	Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 1500-2000		Survey Type: Unknown
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 16.9	Hardwood Floor	Fireplace	
2	Dining	Main	12.2	x 12.14	Hardwood Floor		
3	Kitchen	Main	12.2	x 13.55	Tile Floor		
4	Laundry	Main	6.2	x 6.86	Tile Floor		
5	Prim Bdrm	2nd	12.14	x 19.72	Hardwood Floor		
6	2nd Br	2nd	12.2	x 13.02	Hardwood Floor		
7	3rd Br	2nd	14.73	x 9.42	Hardwood Floor		
8	Den	2nd	5.97	x 9.74	Hardwood Floor		
9	Bathroom	2nd	5.97	x 9.06	4 Pc Bath	Tile Floor	Heated Floor
10	Rec	Bsmt	12.89	x 23.1	Hardwood Floor	Fireplace	
11	Bathroom	Bsmt	3.25	x 6.27	2 Pc Bath		
12	Office	Bsmt	6	x 10.37			

Client Remks: Nestled in the sought-after Sunnylea neighbourhood of South Etobicoke, this charming detached two-storey home offers a rare opportunity to own a slice of Toronto's finest. Sitting on a premium 57 ft x 159 ft lot, the possibilities are endless, whether you envision a modern expansion, a lush private oasis, or simply enjoying the generous space. Inside, you'll find three spacious bedrooms, plus a den, with hardwood flooring, each brimming with character and comfort. Lovingly maintained by the same owners for the past 38 years, with lots of pride of ownership, this home exudes warmth and care, ready for its next chapter. Fully finished basement with a walk-out and separate entrance. The quiet, family-oriented street is lined with mature trees, creating a serene backdrop in one of Etobicoke's most desirable communities. Perfect for families, professionals, or those with a vision, this Sunnylea gem combines timeless appeal with incredible potential, all just moments from Toronto's vibrant amenities. Don't miss your chance to call this rare property home!

Extras:

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC.905-272-3434


32 Winston Grve
Toronto Ontario M8Y 2K9
Sold: \$1,815,000
List: \$1,839,000

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,373.22/2024**For:** Sale**% Dif:** 99**Sold Date:** 05/12/2025**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

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

2-Storey

35 x 94.47 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xLower

Dir/Cross St: Bloor & Prince Edward **Directions:** Prince Edward to Winston Grove**MLS#:** W12098145**PIN#:** 075090097**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

N

Basement:

Finished / Full

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

51-99

Year Built:

1945

Yr Built Source:

MPAC

Apx Sqft:

1100-1500

Assessment:**POTL:**

N

POTL Mo Fee:**Laundry lev:**

Lower

Exterior:

Brick

Drive:

Pvt Double

Gar/Gar Spcs:

Attached / 1

Drive Park Spcs:

2

Tot Prk Spcs:

3

UFFI:**Pool:**

None

Prop Feat:Fenced Yard, Fireplace/Stove, Park, Public
Transit, School**Zoning:**

Residential

Cable TV:

A

Gas:

Y

Water:

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:

None

Retirement:

N

Farm/Agr:**Oth Struct:**

Gazebo

Survey Type:

None

Spec Desig:

Unknown

Topography: Flat**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.26	x 12.01	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	11.25	x 10.66	Hardwood Floor	Crown Moulding	Picture Window
3	Kitchen	Main	16.99	x 8.01	Hardwood Floor	Renovated	Breakfast Bar
4	Prim Bdrm	2nd	14.67	x 10.43	Hardwood Floor	Closet	
5	2nd Br	2nd	12.6	x 10.66	Hardwood Floor	Closet	
6	3rd Br	2nd	10.99	x 8.5	Hardwood Floor	Closet	
7	Family	Lower	19.26	x 12.01	Gas Fireplace	B/I Bookcase	Above Grade Window
8	Laundry	Lower	10.01	x 6.66	Laundry Sink	Above Grade Window	
9	Utility	Lower	10.43	x 5.68	Vinyl Floor		

Client Remks: Winston Grove on the Park!!! Oft Admired, This 2 Storey Detached Cape Cod Offers Tremendous Curb Appeal & Street Presence. Conveniently Located at the Base of Sunnylea JS Park, This Charming Abode is Sure to Please. Classic Centre Hall, Oversize Living/Dining Room with Cozy Wood Burning Fireplace, Loads of Original Period Details Including Crown Moulding, Trim, Railings & Door Hardware, Hardwood Floors, Renovated Eat-in Kitchen with Stainless Appliances & Walk-out, 3 Spacious Bedrooms, 2 Bathrooms, Tastefully Finished Basement with Gas Fireplace. Slick 3pc. Bathroom with Heated Floors & Steam Shower System, 35' x 94.5' Landscaped Lot with Mature Trees & Ample Parking. A+ Private Yard with Massive Deck and Zen Like Gazebo/Hot Tub System; Primed for Entertainment! Tremendous Location Steps to Local Parks, Sunnylea JS & Bloor Street Shopping/Entertainment.

Extras:**Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY416-588-8248


57 Sunnylea Ave E
Toronto Ontario M8Y 2K5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,512/2024**For:** Sale**% Dif:** 99**Sold Date:** 04/26/2025**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

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

Bungalow-Raised

60 x 132.45 Feet

Washrooms: 2**Irreg:**

1x4xGround, 1x3xLower

Dir/Cross St: Bloor St./Prince Edward Dr. S**Directions:** Prince Edward Dr. South of Bloor turn right onto Sunnylea Ave. E**MLS#:** W12102486**PIN#:** 074990099

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Attached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Year Built:	1956	Family Room, Fireplace/Stove		Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.99	x 4.99	Closet	Vinyl Floor	
2	Living	Ground	19.49	x 14.99	Fireplace	Broadloom	O/Looks Backyard
3	Dining	Ground	11.75	x 10.99	Crown Moulding	Picture Window	Broadloom
4	Kitchen	Ground	18.01	x 7.35	Eat-In Kitchen	Walk-Out	Window
5	Prim Bdrm	Ground	16.01	x 12.01	Double Closet	O/Looks Backyard	Broadloom
6	Br	Ground	12.01	x 10.76	Closet	Broadloom	B/I Desk
7	Br	Ground	10.76	x 9.74	Closet	O/Looks Frontyard	Hardwood Floor
8	Family	Lower	25.98	x 19.26	Fireplace	Walk-Out	B/I Shelves
9	Br	Lower	12.01	x 10.01	Closet	Broadloom	O/Looks Backyard
10	Br	Lower	12.01	x 9.58	Broadloom	O/Looks Frontyard	Closet
11	Laundry	Lower	14.01	x 10.43	Above Grade Window	Concrete Floor	B/I Shelves
12	Workshop	Lower	14.5	x 11.32	Concrete Floor		

Client Remks: Sun filled "Sunnylea". Wander back in time through this solid Raised Bungalow with a wonderful full walk out basement on a southern exposed lot. Over 3000' of flexible lifestyle area. Living Room features a stately, stone, wood burning fireplace with a wall of windows overlooking the garden. Dining Room is conveniently tandem to the living room. Casual Family meals take place around a built-in banquette in the Eat-in Kitchen. Rounding out the main level are a spacious Primary Bedroom and two children bedrooms. Hardwood under Broadloom. The lower ground level Family room walks out to the backyard. Rich panelling and the wood burning fireplace are a magical throwback to the 60s, So Very Brady. Two additional teen bedrooms or home offices also overlook the garden. Talk about storage - two large storage rooms which were once dark rooms therefore plumbing in both. Wine closet and Utility/Laundry Room finish this story. Walk to Humber River Trails, The Kingsway Shops & Restaurants, Park Lawn Public School, two Subway entrances Glenview or Old Mill (One bus if a wintery day) and the Recreation Centre on Park Lawn. Easy Highway Access. Move in, enjoy and slowly personalize!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000


93 Meadowvale Dr
Toronto Ontario M8Z 3J5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,276/2024**For:** Sale**Sold:** \$1,875,000**List:** \$1,895,000**Sold Date:** 03/31/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: S**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

42 x 120 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor / Gardenvale **Directions:** Bloor / Gardenvale**MLS#:** W12042379**PIN#:** 075180403

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Crawl Space / Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Year Built:	1948	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Golf, Hospital, Public		Oth Struct:	Garden Shed, Gazebo
Apx Sqft:	2000-2500	Transit, River/Stream, School		Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.99	x 6.99	Closet	Porcelain Floor	
2	Living	Ground	17.32	x 13.16	Fireplace	Hardwood Floor	B/I Shelves
3	Dining	Ground	11.84	x 6.5	Hardwood Floor	B/I Shelves	Open Concept
4	Kitchen	Ground	11.52	x 10.5	Granite Counter	Breakfast Bar	Pantry
5	Family	Ground	14.5	x 8.76	Porcelain Floor	Combined W/Kitchen	W/O To Garden
6	3rd Br	In Betwn	18.01	x 9.58	His/Hers Closets	Hardwood Floor	O/Looks Frontyard
7	Office	In Betwn	11.68	x 6.5	Cork Floor	O/Looks Backyard	South View
8	Prim Bdrm	2nd	14.99	x 12.99	Double Closet	3 Pc Ensuite	Combined W/Office
9	Office	2nd	9.42	x 8.99	Skylight	Hardwood Floor	O/Looks Backyard
10	2nd Br	2nd	14.76	x 12.01	His/Hers Closets	O/Looks Frontyard	Hardwood Floor
11	Mudroom	In Betwn	12.01	x 6.59	Access To Garage	B/I Shelves	W/O To Yard
12	Rec	Bsmt	15.42	x 12.99	Gas Fireplace	Vinyl Floor	Above Grade Window
13	Laundry	Bsmt	8.99	x 6.5	Tile Floor	3 Pc Ensuite	Sauna
14	Utility	Bsmt	12.99	x 9.42	Concrete Floor	Above Grade Window	B/I Shelves

Client Remks: "Springbrook Gardens" Desireable, Deceptively spacious family home on a child friendly dead end street abutting Mimico creek. Sundrenched, southern exposure 42' X 120' lot with manicured gardens. Storybook "Cape Cod" with a versatile floorplan. Formal Principal rooms with focal wood burning fireplace. Exceptional amount of cabinetry in the updated kitchen. Convenient Breakfast Bar for on the go meals. Cozy family room overlooking the kitchen. Upper level features two home offices or make the primary office into a dressing room. Convenient mudroom with access to the garage. Recreation Room also has a gas fireplace and comfortable luxury, vinyl flooring. A great spot for the children. Lower Level spa bath has a tandem sauna. Oodles of Storage built in. Low traffic locale steps to The Kingsway, Islington Village Subway, Shops & Restaurants. Easy Access to Major Highways. A forever destination.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871


246 Berry Rd
Toronto Ontario M8Y 1X9

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,091.36/2025**For:** Sale**Sold:** \$1,925,000**List:** \$1,958,000**Sold Date:** 06/22/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 25

Detached

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

2-Storey

61 x 82 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Prince Edward & Berry Rd**Directions:** From Bloor St W. south on Prince Edward to Berry Rd.**MLS#:** W12180508**PIN#:** 075060246

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	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:		Retirement:	
Year Built:	1954	Family Room, Fireplace/Stove		Farm/Agr:	
Apx Sqft:	1500-2000			Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 17.36	Gas Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	13.12	x 9.78	O/Looks Backyard	Hardwood Floor	
3	Kitchen	Main	11.52	x 13.75	Eat-In Kitchen	W/O To Deck	Pot Lights
4	Family	Main	12.53	x 13.35	Picture Window	Hardwood Floor	
5	Prim Bdrm	2nd	13.12	x 18.77	Hardwood Floor	Closet	
6	2nd Br	2nd	13.55	x 12.5	Hardwood Floor	Closet	
7	3rd Br	2nd	10.47	x 7.45	Hardwood Floor	Closet	
8	Sitting	2nd	12.5	x 11.94	W/I Closet	Window	
9	Rec	Lower	13.19	x 21.72	Above Grade Window	Broadloom	
10	Exercise	Lower	13.19	x 8.46	Broadloom	Mirrored Walls	
11	Laundry	Lower	11.75	x 18.67	Laundry Sink	Window	

Client Remks: Welcome to 246 Berry Road ~ A Place to Gather, Unwind & Call Home, Tucked into the heart of Sunnylea and just a short stroll to Sunnylea Junior School this home is situated on a sunny south-facing corner lot. This beautifully updated 3-bedroom, 3-bath Cape Cod home offers the perfect blend of character, comfort, and community. Step inside and feel the warmth of the sun-filled living room with its cozy gas fireplace and separate dining area - perfect for everyday meals and festive holiday gatherings. The renovated eat-in kitchen opens to a casual family room, an ideal spot for after-school chats, a little screen time, or peaceful mornings with coffee in hand - a seamless flow throughout the main floor. From here, walk out to your private backyard ideal for easy summer dinners, relaxed evenings with friends, and plenty of space for kids to play. The main floor also features a rare two-piece bath for added convenience. The lower level offers a bright and spacious finished rec room with above-grade windows, a versatile gym or office, a three-piece bath, and plenty of storage. This home delivers the space, style, and lifestyle you've been searching for - nearby parks, trails, tennis courts, transit, top-rated schools and the vibrant shops and cafes of The Kingsway- this home and community truly checks every box!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871


17 Reid Manor
Toronto Ontario M8Y 2H8

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,496.23/2024**For:** Sale**Sold:** \$1,930,000**List:** \$1,875,000**Sold Date:** 03/25/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

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

2-Storey

43 x 92 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower


Dir/Cross St: Sunnylea Ave & Prince Edward Dr S**Directions:** Sunnylea Ave & Prince Edward Dr S**MLS#:** W12032723**PIN#:** 075080234

Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1951	Fenced Yard, Fireplace/Stove, Park, Public		Farm/Agr:	
Yr Built Source:	MPAC	Transit, School		Oth Struct:	Shed
Apx Sqft:				Survey Year:	2021
Assessment:	POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.59	x 11.42	Hardwood Floor	Large Window	Fireplace
2	Kitchen	Main	14.01	x 11.52	Stainless Steel Appl	Stone Counter	W/O To Deck
3	Dining	Main	11.52	x 10.99	Hardwood Floor	Pot Lights	Crown Moulding
4	Prim Bdrm	2nd	23.43	x 10.17	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	16.5	x 9.51	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.58	x 10.01	Hardwood Floor	Large Closet	Window
7	Rec	Lower	25.16	x 10.99	Closed Fireplace	Above Grade Window	Pot Lights
8	Br	Lower	11.15	x 9.74	3 Pc Ensuite	Above Grade Window	Closet
9	Laundry	Lower	14.83	x 10.99	Above Grade Window	Concrete Floor	

Client Remks: Welcome to this stunning 3+1 bedroom Sunnylea Cape Cod, perfectly situated on a sunny south lot in a quiet, family-friendly neighbourhood. Thoughtfully renovated, this home boasts an open plan kitchen and dining area, a bright and spacious living room with a cozy fireplace, and seamless flow throughout the main floor. A walkout leads to a private, sun-drenched backyard oasis, complete with a large deck ideal for entertaining. The well-appointed lower level offers a versatile recreation room, additional bedroom, three-piece bath, and convenient laundry area. Set on a generous 43 x 92 lot on a tree-lined street, this home also features a double private driveway and attached garage, providing ample parking. Ideally located just a short walk to Sunnylea Public School, Sunnylea Park, the subway, and the vibrant shops and restaurants of The Kingsway. Move-in ready and beautifully updated, this home effortlessly combines classic charm with modern convenience. For those looking to expand, architectural drawings are available for a brand-new ~3,185 SF home or a single-storey addition.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD. 416-717-8853

	80 Glenellen Dr E Toronto Ontario M8Y 2H1 Toronto W07 Stonegate-Queensway Toronto		Sold: \$1,950,000 List: \$1,968,000				
	Taxes: \$7,896.80/2024		For: Sale				
	Sold Date: 03/19/2025		% Dif: 99				
	SPIS: N		Last Status: SLD				
	DOM: 6						
Detached Link: N Bungalow		Fronting On: N Acreage: 60 x 110 Feet Irreg:		Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4xGround, 1x3xBsmt			
Dir/Cross St: Prince Edward/Glenellen		Directions: Prince Edward/Glenellen					
MLS#: W12018083		PIN#: 074990146					
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1954 Yr Built Source: MPAC Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Pvt Double Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.04	x 19.09	Hardwood Floor	Fireplace	Picture Window
2	Dining	Ground	11.02	x 14.8	Hardwood Floor	Bay Window	O/Looks Frontyard
3	Kitchen	Ground	11.02	x 12.76	Hardwood Floor	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Ground	16.01	x 15.75	Hardwood Floor	His/Hers Closets	O/Looks Backyard
5	2nd Br	Ground	9.68	x 12.01	Hardwood Floor	Double Closet	O/Looks Backyard
6	3rd Br	Ground	10.24	x 12.01	Hardwood Floor	Double Closet	O/Looks Backyard
7	Family	Bsmt	31.4	x 14.99	Laminate	Fireplace	W/O To Yard
8	Br	Bsmt	11.42	x 9.22	Laminate		
9	Laundry	Bsmt	10.07	x 25.85	Ceramic Floor	Cedar Closet	
Client Remks: Charming Sun-Filled Bungalow in Coveted Sunnylea. Welcome to this bright and beautiful mid-century bungalow, set on a generous 60 lot in the sought-after Sunnylea neighborhood. Nestled on a quiet, tree-lined street, this home features 3+1 spacious bedrooms and 2 renovated bathrooms, blending modern elegance with timeless charm. The open-concept living and dining area is bathed in natural light from a bay window and warmed by a cozy fireplace. The modern kitchen offers both style and functionality. The above-grade basement offers incredible versatility, boasting a large family room with heated floors and walkout to the backyard, plus a spacious laundry room with cedar closet and ample storageeasily convertible into a bonus room or in-law suite. Additional highlights include a double-car garage, a private driveway for 6 cars, and perennial gardens. Enjoy this family-friendly community with proximity to top-rated schools, major highways, both airports, and a short commute downtown. A short walk to TTC subway, Humber River trails , parks, tennis courts, pool, and Bloor Streets vibrant shops and restaurants. Move in and enjoy this stunning home in an unbeatable location!							
Extras:							
Listing Contracted With: HOMELIFE BROADWAY REALTY INC.905-881-3661							


71 Brentwood Rd S
Toronto Ontario M8Z 3N4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,410.39/2024**For:** Sale**Sold:** \$1,958,000**List:** \$1,858,000**Sold Date:** 02/20/2025**% Dif:** 105**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: E**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 1

Bungalow

33.33 x 120 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x3xLower

Dir/Cross St: Bloor St W & Royal York Rd**MLS#:** W11979150**PIN#:** 075180312

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Other
Central Vac: N
Apx Age:
Year Built: 1940
Yr Built Source: MPAC
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stone
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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	Living	Main	16.01	x 16.01	Bay Window	Stone Fireplace	Hardwood Floor
2	Dining	Main	12.4	x 12.34	Large Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	15.49	x 10.24	Breakfast Bar	Stainless Steel Appl	Granite Counter
4	Prim Bdrm	Main	11.42	x 10.99	Closet	Window	Hardwood Floor
5	2nd Br	Main	10.99	x 10.5	Closet	Window	Hardwood Floor
6	Family	Lower	17.59	x 15.49	Gas Fireplace	Pot Lights	Large Closet
7	3rd Br	Lower	12.99	x 10.01	Pot Lights	Double Closet	Window
8	Office	Lower	14.01	x 13.42	Window	Concrete Floor	Pot Lights
9	Laundry	Lower	16.99	x 6.99	Laundry Sink	Window	Concrete Floor

Client Remks: A superb offering of a beautifully renovated stone & brick bungalow in the coveted Thompson Orchard enclave! This updated character home with 2-beds and 2-baths offers approx. 2,400 sq ft of total living space on a 33.33' x 120' lot along with a 3-season backyard entertainment area. The foyer leads into a spacious living room with a gas fireplace, leaded french door, bay window, and crown moulding. The adjoining dining room, complete with a built-in china cabinet and wine rack, opens to the renovated kitchen that features a breakfast bar, granite countertops, stainless steel appliances, including a Wolf gas stove, and ample cabinetry - all illuminated by under-cabinet lighting, pot lights, and pendant lights. The main floor continues with two bedrooms with closets and a stylish 3-piece bathroom with a glass-enclosed rain shower and LED makeup mirror. The finished, underpinned lower level with 8' ceilings and heated polished concrete floors offers a cozy family room with a gas fireplace, a 3rd bedroom, a versatile den/gym/office, a temperature-controlled wine cellar, laundry, storage room, and a 3-piece bath. A walk-up side entrance provides added convenience. The landscaped front yard features mature trees and an in-ground irrigation system. The backyard is an entertainer's dream, with a custom pavilion housing a 36" built-in barbecue, outdoor kitchen, fridge, gas fireplace, infrared heaters, and a ceiling fan for nearly year-round enjoyment. A detached garage and private driveway provide parking for up to 5 cars. Located just steps to the shops, cafes, restaurants of The Kingsway, Royal York subway and the Brentwood Library. Stroll to Thomas Riley Park, Memorial Rec Centre & Pool and the scenic Humber River trails. Top-rated schools include Sunnylea Jr. School, Our Lady of Sorrows, Kingsway College School, Etobicoke C.I. and Bishop Allen Academy.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853


12 Meadowvale Dr
Toronto Ontario M8Y 2N8

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$7,181.50/2024**For:** Sale**Sold:** \$2,025,000**List:** \$2,099,000**Sold Date:** 02/23/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

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

2-Storey

33.33 x 120.11 Feet

Washrooms: 2**Irreg:**

1x3xBsmt, 1x3x2nd

Dir/Cross St: Bloor and Prince Edward **Directions:** Prince Edward, west on Meadowvale**MLS#:** W11974015**PIN#:** 075100258**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Year Built: 1943
Yr Built Source: MPAC
Apx Sqft:
Assessment: \$1,004,000 / 2024
POTL: N **POTL Mo Fee:**
Laundry lev: Lower

Exterior: Brick / Stone
Drive:
Gar/Gar Spcs: Detached / 0
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Fireplace/Stove, Park, Place Of Worship,
 Public Transit, School, Wooded/Treed

Zoning: RD(f13.5;a510;d0.45*42)
Cable TV:
Gas: **Hydro:**
Water: **Phone:**
 Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Other
Survey Type: Available
Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.42	x 15.26	
2	Dining	Main	7.84	x 10.99	
3	Kitchen	Main	12.83	x 10.99	
4	Prim Bdrm	2nd	12.24	x 12.17	
5	2nd Br	2nd	10.93	x 11.84	
6	3rd Br	2nd	9.84	x 9.74	
7	Office	Bsmt	7.41	x 7.74	
8	Family	Bsmt	12.83	x 16.34	
9	Laundry	Bsmt	7.41	x 6.92	
10	Bathroom	Bsmt	7.84	x 7.09	
11	Utility	Bsmt	9.91	x 4.76	

Client Remks: Nestled in one of Toronto's most picturesque and sought-after neighbourhoods, this fully renovated 3-bedroom, 2 full-bath home blends modern elegance with Sunnyleas signature charm. Situated on a large 120-foot deep lot, this home offers ample indoor and outdoor living space. Step inside to find a sleek, modern design with high-end finishes throughout. The open-concept layout is perfect for family living and entertaining, featuring a beautifully renovated kitchen, inviting living areas, and stylish bathrooms. Custom renovations include elegant built-ins, a dedicated home office space, and two gas fireplaces that add warmth and character. The professionally landscaped backyard is an outdoor oasis with an expansive deck, a hot tub, and a luxurious natural gas fire pit, perfect for summer gatherings or relaxing under the canopy of mature trees. Additional highlights include a detached garage with ample storage, parking for three cars, and a meticulously maintained yard. Sunnyleas picturesque, tree-lined streets are intentionally designed without sidewalks to offer a peaceful and inviting setting. This home is just steps from scenic parks, top-rated schools, and the charming Kingsway Village shopping district, where boutique shops, cozy cafes, and gourmet restaurants await. With the subway steps away, commuting couldn't be easier. Effortless access to transit, major highways, airports, and the lake ensures a smooth and convenient journey wherever you need to go. Experience the perfect balance of modern luxury and timeless neighbourhood charm in this move-in-ready family home!

Extras:**Listing Contracted With:** RE/MAX Escarpment Realty Inc., Brokerage905-842-7677


18 Woodway Tr
Toronto Ontario M8Y 2B8

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$9,263/2024**For:** Sale**% Dif:** 87**Sold Date:** 04/25/2025**SPIS:** N**Last Status:** SLD**DOM:** 39

Detached

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

Bungalow

54.33 x 180.79 Feet

Washrooms: 2**Irreg:**

1x5xMain, 1x3xLower

Dir/Cross St: Bloor / Prince Edward Dr S**Directions:**

Queensway to Stephen Dr to Riverwood Pkwy to Woodway or Bloor to Prince Edward to Sunnylea Ave to Ivy Lea Cres to Woodway

MLS#: W12024559**PIN#:** 074990116

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	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	Main	20.77	x 12.83	Hardwood Floor	W/O To Deck	Gas Fireplace
2	Dining	Main	14.11	x 7.35	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	13.91	x 14.01	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Prim Bdrm	Main	13.65	x 14.93	Broadloom	Double Closet	Bay Window
5	2nd Br	Main	10.2	x 14.63	Broadloom	Closet	W/O To Deck
6	3rd Br	Main	12.01	x 9.94	Broadloom	Closet	Large Window
7	Family	Lower	19.98	x 12.37	Laminate	Window	
8	4th Br	Lower	14.5	x 9.91	Laminate	Window	Closet
9	Living	Lower	14.5	x 17.55	Laminate		
10	Utility	Lower	13.35	x 21.13	Laminate	Laundry Sink	

Client Remks: Tucked away on a quiet, tree-lined street in the heart of Sunnylea, this rare gem blends modern style with natural beauty. Sitting on almost a 200-foot lot, this updated bungalow offers over 2,700 sq feet of livable space, providing the perfect balance of city convenience and outdoor escape. The custom kitchen is an entertainers dream, featuring high-end chefs appliances, an oversized island, and sleek finishes. The open layout makes it easy to stay connected, offering clear views of the stunning backyard. Massive sliding doors along the back flood the space with natural light and create a seamless indoor-outdoor flow. Step outside onto the spacious deck and feel like you've been transported to the countryside, surrounded by century-old trees and total privacy perfect for hosting friends or unwinding in nature. The bedrooms are bright and inviting, offering a peaceful retreat at the end of the day. The updated spa-inspired bath feels like a private oasis with its modern fixtures and stylish design. A cozy living room, complete with a fireplace and big windows overlooking the backyard, adds to the homes warm and welcoming vibe. The recently updated lower level, with fresh flooring and paint, offers a spacious recreation room perfect for unwinding, working, or entertaining. With the Humber River trails just steps away, you'll have easy access to scenic walks, bike rides, and nature getaways. A short stroll takes you to Bloor Street, where trendy cafes, boutique shops, and top-rated restaurants are waiting to be explored. Plus, with the potential for a garden suite, this home is not just a place to live its an opportunity to create something special. Don't miss out on this one-of-a-kind retreat in one of Toronto's most sought-after neighborhoods! Short walk to subway and trendy Bloor Street shopping. Easy access to QEW and Gardiner.

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



54 Leland Ave
Toronto Ontario M8Z 2X8
 Toronto W07 Stonegate-Queensway Toronto
Taxes: \$7,789.50/2024 **For:** Sale **% Dif:** 111
Sold Date: 03/28/2025
SPIS: N **Last Status:** SLD **DOM:** 2

Detached **Fronting On:** N **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 Backsplit 4 50 x 114.27 Feet **Washrooms:** 3
Irreg: 1x3x2nd, 1x4x2nd, 1x2x1n Betwn
Dir/Cross St: Between Eagle & Fernalroy **Directions:** Bloor/Islington

MLS#: W12042042**PIN#:** 075210496**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1969
Yr Built Source: MPAC
Apx Sqft: 3000-3500
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick
Drive: Pvt Double
Gar/Gar Spcs: Attached / 2
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove

Zoning: Residential
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement: N
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.67	x 14.99	Hardwood Floor	Picture Window	O/Looks Frontyard
2	Dining	Main	12.76	x 10.99	Combined W/Living	Hardwood Floor	Picture Window
3	Kitchen	Main	10.5	x 9.51	Renovated	B/I Appliances	Track Lights
4	Breakfast	Main	9.51	x 8.01	Combined W/Kitchen	Sliding Doors	Walk-Out
5	Prim Bdrm	Upper	14.01	x 10.99	3 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	Upper	14.01	x 10.99	Mirrored Closet	Hardwood Floor	O/Looks Backyard
7	3rd Br	Upper	10.6	x 10.01	Mirrored Closet	Hardwood Floor	Picture Window
8	Family	Lower	24.57	x 11.84	Fireplace	Sliding Doors	W/O To Patio
9	4th Br	Lower	11.25	x 10.6	Laminate	Closet	Track Lights
10	Laundry	Lower	8.99	x 5.35	Laminate	Laundry Sink	Side Door
11	Rec	Bsmt	26.25	x 11.42	Above Grade Window	Pot Lights	Vinyl Floor
12	Furnace	Bsmt	19	x 10.01			
13	Cold/Cant	Bsmt	21	x 3.18			

Client Remks: Welcome to this huge 3,000 square foot backsplit featuring new eat-in kitchen with walkout to patio! Family room level features another walkout to the patio and garden plus den and 2 pc washroom and a side entrance. Primary bedroom features 3 pc. ensuite and walk-in closet. Fabulous lower level boasts huge games room for the kids to go wild! Nestled in a family-friendly neighbourhood near fantastic schools (Etobicoke School of the Arts, Bishop Allen, St. Marguerite d'Youville, Norseman Jr School, Etobicoke Collegiate), Fairfield Park and Seniors Centre, Lora Hill Park with tennis courts, and walking distance to Bloor/Islington with shopping, subway access and a great selection of restaurants & cafes. Don't miss out.

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-916-3931


28 Glenaden Ave E
Toronto Ontario M8Y 2L3
Sold: \$2,120,000
List: \$1,978,000

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,924/2024**For:** Sale**% Dif:** 107**Sold Date:** 02/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: N**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

40 x 136.86 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor St W & Prince Edward Dr**MLS#:** W11945052**PIN#:** 074980136

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	RD(f13.5;a510;d0.45*42)
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished / Full	Gar/Gar Spcs:	Attached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Central Vacuum, Family Room, Fireplace/Stove, Park	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Rec	Bsmt	20.18	x 13.29	Gas Fireplace
2	Bathroom	Bsmt	10.89	x 7.78	Soaker
3	Laundry	Bsmt	10.89	x 16.27	
4	Living	Main	13.29	x 20.21	Bay Window
5	Foyer	Main	8.04	x 10.66	
6	Dining	Main	10.89	x 9.84	
7	Kitchen	Main	10.89	x 10.37	
8	Br	2nd	11.68	x 20.21	
9	2nd Br	2nd	15.39	x 9.84	
10	3rd Br	2nd	10.89	x 10.27	
11	4th Br	2nd	10.89	x 9.61	
12	Bathroom	2nd	8.04	x 6.3	

Client Remks: Beautifully Renovated Family Home in Kingsway/Sunnylea. Welcome to this stunning brick home, where timeless elegance meets modern convenience. Thoughtfully updated throughout, its designed to meet the needs of todays families while preserving its classic charm. Step inside to discover a newly reimagined main floor featuring a custom kitchen with sleek cabinetry, and premium stainless steel appliances, all under a year old. The newly updated foyer creates a warm and welcoming entryway, complemented by brand-new marble tile, and hardwood flooring that flows throughout. From the open kitchen, step out to a custom deck with a pergola perfect for entertaining or unwinding in your serene backyard. Upstairs, four generously sized bedrooms offer plenty of space for a growing family. The renovated bathroom boasts heated floors for added comfort. The lower level provides a large recreation room featuring a cozy natural gas fireplace, a renovated 4-piece bathroom, and a dedicated laundry room with ample storage. Outdoors, the expansive backyard is a true retreat. A heated and fully wired shed provides the perfect remote work oasis or creative studio. The professionally landscaped yard, complete with front and back sprinkler systems, offers endless possibilities for family fun and entertaining. Situated on one of the area's most beautiful tree-lined streets, this home is just minutes from downtown Toronto. Enjoy easy access to subway stations, top-rated schools, and the tranquil Humber River at the end of the street an unbeatable location for families seeking both convenience and natural beauty.

Extras:**Listing Contracted With:** TIMES REALTY GROUP INC. 416-410-0116


35 Edgemore Dr
Toronto Ontario M8Y 2N1

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,468.39/2025**For:** Sale**Sold:** \$2,155,000**List:** \$2,149,000**Sold Date:** 06/18/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: S**Rms:** 7 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

1 1/2 Storey

35 x 105 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Royal York Road & Bloor Street West**Directions:** South of Bloor, Between Royal York Road and Prince Edward Drive South**MLS#:** W12222536**PIN#:** 075090065**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Year Built: 1940
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Pvt Double
Gar/Gar Spcs: Attached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI: No
Pool: None
Prop Feat:
 Family Room, Fenced Yard,
 Fireplace/Stove, Level, Library, Park,
 Public Transit, Rec Centre

Zoning:
Cable TV: A
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Gazebo
Survey Year: 1947
Survey Type: Available
Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.61	x 4.82	Tile Floor
2	Kitchen	Main	14.8	x 14.37	Hardwood Floor Granite Counter Breakfast Bar
3	Living	Main	19.75	x 14.57	Hardwood Floor Fireplace O/Looks Garden
4	Dining	Main	14.76	x 10.24	Hardwood Floor B/I Shelves
5	Den	Main	11.65	x 11.42	Hardwood Floor B/I Bookcase Closet
6	Prim Bdrm	2nd	17.03	x 14.53	Hardwood Floor Double Closet B/I Shelves
7	2nd Br	2nd	14.24	x 9.12	Hardwood Floor Closet
8	3rd Br	2nd	11.19	x 8.46	Broadloom Closet
9	Rec	Bsmt	22.15	x 12.5	Vinyl Floor Electric Fireplace B/I Bookcase
10	4th Br	Bsmt	12.07	x 11.71	Vinyl Floor Closet
11	Laundry	Bsmt	14.17	x 8.63	Vinyl Floor B/I Bookcase Stainless Steel Sink
12	Furnace	Bsmt	19.72	x 13.32	Concrete Floor Glass Block Window

Client Remks: Timeless elegance with tasteful updates and meticulous maintenance, presents a picture-perfect residence with amazing curb appeal. You will be surprised, this home is much larger than it appears. Welcome to 35 Edgemore Drive, a truly exceptional home nestled in one of the city's most coveted and family friendly neighbourhoods. The comfortable and versatile layout offers unique options, allowing for a main floor den, intimate dining room, huge family eating area or a family room! Spacious, flexible and an exciting space to call home. Beautiful hardwood floors flow throughout the main living areas add to the home's character and charm. The living room offers a generous space to lounge and relax, complete with a wood-burning fireplace and ample windows that provide an abundance of natural light. The chef's kitchen features elegant granite counters, a convenient breakfast bar for casual dining, and a dedicated pantry, perfect for culinary enthusiasts. Enjoy the lower level entertainment area complete with peninsula bar and fireplace, perfect for gatherings and leisure. Great sized bedrooms provide comfortable sleeping space and the amazing hidden storage ensures plenty of space for all your belongings. The primary bedroom features hardwood floors, a double closet, built-in cabinets and shelving for excellent organization, and charming French doors that add an elegant touch. 35 Edgemore Drive showcases picturesque gardens, creating a serene and beautiful outdoor oasis. Enjoy the privacy and space of a mature and generous lot, offering multiple tranquil settings. Private fenced yard ensures a secure and secluded space for outdoor enjoyment while still benefiting from the convenience of ample parking provided by a double private drive and a double car garage with unbelievable storage space.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871


74 Humbervale Blvd
Toronto Ontario M8Y 3P4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$9,220.07/2024**For:** Sale**Sold:** \$2,200,000**List:** \$2,295,000**Sold Date:** 02/28/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: W**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

1 1/2 Storey

37.5 x 120 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x3xUpper, 1x4xUpper,

1x3xBsmt

Dir/Cross St: Royal York & Meadowvale**MLS#:** W11978350**PIN#:** 075100040**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

Y

Basement:

Finished

Fireplace/Stv:

Y

Heat:

Water / Gas

A/C:

Other

Central Vac:

N

Apx Age:**Apx Sqft:****Assessment:****POTL:**

N

POTL Mo Fee:**Laundry lev:**

Lower

Exterior:

Brick / Stone

Drive:

Private

Gar/Gar Spcs:

Attached / 0

Drive Park Spcs:

2

Tot Prk Spcs:

2

UFFI:**Pool:**

None

Prop Feat:

Family Room, Fireplace/Stove

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

Municipal

Sewers

None

N

Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 12.76	Fireplace	Hardwood Floor	Picture Window
2	Dining	Main	12.66	x 10.76	Separate Rm	O/Looks Family	Hardwood Floor
3	Kitchen	Main	13.68	x 12.66	Skylight	Breakfast Bar	B/I Desk
4	Breakfast	Main	12.99	x 12.01	Hardwood Floor	Picture Window	O/Looks Backyard
5	Family	Main	12.99	x 12.99	Sunken Room	Gas Fireplace	Sliding Doors
6	Prim Bdrm	Upper	14.99	x 13.16	3 Pc Ensuite	Hardwood Floor	O/Looks Backyard
7	Sitting	Upper	12.01	x 8.01	Separate Rm	B/I Shelves	
8	2nd Br	Upper	12.01	x 10.43	Hardwood Floor	W/I Closet	O/Looks Frontyard
9	3rd Br	Upper	14.01	x 9.58	Hardwood Floor	W/I Closet	B/I Desk
10	4th Br	Bsmt	16.01	x 11.68	Laminate	Double Closet	B/I Bookcase
11	Laundry	Bsmt	6.33	x 4.33	Laundry Sink	3 Pc Ensuite	Pot Lights
12	Furnace	Bsmt	6.99	x 4	Double Closet	Above Grade Window	

Client Remks: 74 Humbervale Blvd. is a charming home with professionally landscaped front and back gardens nestled in a mature and sought-after neighborhood near Royal York and Bloor. This spacious residence features large principal rooms, perfect for both entertaining and everyday living. The welcoming foyer opens through a French door into the main living space, formal living room with wood burning fireplace, separate dining room large enough for family dinners and the well-appointed kitchen includes a breakfast room and skylight, while the sunken family room offers a cozy retreat with gas fireplace, and a sliding door walkout to a deck, hot tub, gas line for summer bbqs and landscaped backyard. There is a convenient guest powder room and mud room completing this main living space. The primary bedroom is a true sanctuary, boasting a luxurious three-piece ensuite bathroom with a glass shower, a built-in vanity, and an expansive dressing room/walk-in closet with custom organizers. The other two bedrooms each have hardwood flooring and walk-in closets and share a 4pc family bathroom. The lower level offers a large bedroom, a laundry room/bathroom and furnace room. This prime Sunnylea neighbourhood is just steps to subway, convenient Kingsway shopping and top ranked schools including Sunnylea, Lady of Sorrows, Etobicoke Collegiate and Etobicoke School of the Arts. Open Houses this weekend.

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA416-916-3931


71 Riverwood Pkwy
Toronto Ontario M8Y 4E4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$8,848.13/2024**For:** Sale**Sold:** \$2,220,000**List:** \$2,349,000**Sold Date:** 02/23/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

Fronting On: E**Rms:** 7 + 5**Link:** N**Acreage:****Bedrooms:** 3 + 3

Bungalow

70.09 x 121.08 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x2xMain, 1x3xLower

Dir/Cross St: Bloor & Prince Edward**MLS#:** W11959487**PIN#:** 074980194**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

Y

Basement:

Fin W/O / Full

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

51-99

Apx Sqft:

2500-3000

Assessment:**POTL:**

N

POTL Mo Fee:**Laundry lev:**

Lower

Exterior:

Brick

Drive:

Pvt Double

Gar/Gar Spcs:

Attached / 2

Drive Park Spcs:

4

Tot Prk Spcs:

6

UFFI:**Pool:**

None

Prop Feat:Clear View, Cul De Sac, Family Room,
Fireplace/Stove, Park, Public Transit,
Ravine**Zoning:****Cable TV:****Hydro:****Gas:****Phone:****Water:**

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:**Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:**

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.06	x 6.86	Double Closet	Stone Floor	W/O To Porch
2	Living	Main	15.39	x 20.67	O/Looks Ravine	Stone Fireplace	W/O To Balcony
3	Dining	Main	10.6	x 11.88	Combined W/Living	Hardwood Floor	Large Window
4	Kitchen	Main	13.88	x 11.88	Bay Window	Eat-In Kitchen	Side Door
5	Prim Bdrm	Main	15.65	x 14.57	2 Pc Ensuite	Large Window	O/Looks Ravine
6	2nd Br	Main	14.73	x 11.19	B/I Shelves	Bay Window	Hardwood Floor
7	3rd Br	Main	10.7	x 8.63	Hardwood Floor	Large Window	O/Looks Ravine
8	4th Br	Lower	15.65	x 14.7	Large Window	O/Looks Backyard	Large Closet
9	5th Br	Lower	24.57	x 14.63	Led Lighting	Panelled	Vinyl Floor
10	Rec	Lower	15.29	x 19.39	Stone Fireplace	Wet Bar	W/O To Yard
11	Laundry	Lower	11.78	x 6.86	Led Lighting	W/O To Yard	
12	Utility	Lower	20.41	x 12.34			

Client Remks: Welcome to 71 Riverwood Parkway. This sprawling, mid-century, two-level bungalow has been owned and lovingly maintained by the same family for over 60 years. Many recent upgrades, mixed with the nostalgia of this home in its heyday, create a fantastic opportunity for someone wanting to add their own personal touch and style. Perfectly situated on a 70 x 121 foot ravine lot, backing onto the Humber River and Kingsmill Park, in a well-established family neighbourhood with great schools and amenities. Riverwood Parkway is a nature lover's dream, surrounded by mature trees and green spaces. You would never guess that you're only minutes to Bloor, Old Mill, The Queensway and The Gardiner. A rarely offered and truly special haven within the city.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850


70 Brentwood Rd S
Toronto Ontario M8Z 3N5

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$9,403.05/2024**For:** Sale**Sold:** \$2,401,104**List:** \$2,295,000**Sold Date:** 03/21/2025**% Dif:** 105**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

Fronting On: W**Rms:** 7**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

39.05 x 119.63 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x6x2nd, 1x3x2nd,
1x3xBsmt**Dir/Cross St:** BLOOR ST W/ROYAL YORK RD **Directions:** BLOOR ST W/ROYAL YORK RD**MLS#:** W12029065**PIN#:** 075180353**Assignment:** N**Fractional Ownership:** N

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

Exterior: Brick Front
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 6
Tot Prk Spcs: 6
UFFI:
Pool: None
Prop Feat: Central Vacuum, Fireplace/Stove, School

Zoning:
Cable TV: A **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Type: Up-to-Date
Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	6.27	x 6.59	Pot Lights	Tile Floor	Pocket Doors
2	Living	Main	10.93	x 15.42	Hardwood Floor	Pot Lights	Pocket Doors
3	Kitchen	Main	22.08	x 22.38	Hardwood Floor	Family Size Kitchen	Pantry
4	Dining	Main	22.08	x 22.38	Hardwood Floor	Combined W/Kitchen	W/O To Deck
5	Prim Bdrm	2nd	11.81	x 13.94	6 Pc Ensuite	W/I Closet	Pot Lights
6	Br	2nd	11.38	x 9.81	Hardwood Floor	Picture Window	Closet
7	Br	2nd	12.11	x 13.55	B/I Desk	Closet	Hardwood Floor
8	Laundry	2nd	8.14	x 6.76	Window	Laundry Sink	
9	Bathroom	2nd	10.1	x 5.38	3 Pc Bath		
10	Family	Bsmt	13.55	x 18.8	Finished		
11	Br	Bsmt	10.4	x 10.37	B/I Closet	Window	
12	Office	Bsmt	11.12	x 10.37	Window		
13	Bathroom	Bsmt	7.71	x 5.02	3 Pc Bath		

Client Remks: Prime Sunnylea! Renovated to the studs! Bright and modern 3+1 bedroom, 4-bathroom home in the very desirable Sunnylea neighbourhood. Designed using the highest quality finishes, this home features a bright spacious open-concept living and kitchen area with an oversized white quartz island, double oven, tons of storage plus a generous sized walk-in panty and a computer nook. Gorgeous main floor powder room with one of a kind marble sink. Well designed family sized main floor mud room. Gas fireplace in living room and pocket doors throughout. The gorgeous primary suite boasts a custom built floor to ceiling dressing room maximizing clothing and shoe storage seamlessly hidden behind a pocket door. Elegant and bright ensuite with a super soaker tub, double sinks and a marble shower creating the perfect spa retreat. Convenient and generous 2nd floor laundry with oversized washer and dryer combo. Family sized renovated basement offers additional living space, plus the option to create two extra bedrooms, making it ideal for guests, a home office, or a growing family. Prime Location! This home is just steps from top-rated schools, Brentwood library, shops, fantastic restaurants, and convenient public transportation. Everything you need right at your doorstep! 70 Brentwood Rd. S is designed thoughtfully with form and function always in perfect balance.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871


7 Elderidge Ave
Toronto Ontario M8Y 2C4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$9,685/2024**For:** Sale**Sold:** \$2,437,500**List:** \$2,499,000**Sold Date:** 04/17/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 29

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 2

2-Storey

54 x 98 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x5x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Bloor st. / Prince Edward Dr. **Directions:** Bloor st. / Prince Edward Dr.**MLS#:** W12028359**PIN#:** 075060199

Kitchens:	1	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1948	Central Vacuum, Family Room,		Farm/Agr:	
Apx Sqft:	2000-2500	Fireplace/Stove		Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.8	x 11.84	
2	Dining	Main	10.01	x 9.91	
3	Kitchen	Main	13.88	x 15.58	
4	Breakfast	Main	14.17	x 7.94	
5	Family	Main	12.53	x 11.12	
6	Office	2nd	11.65	x 8.76	
7	Prim Bdrm	2nd	13.32	x 11.55	
8	2nd Br	2nd	12.86	x 11.68	
9	3rd Br	2nd	11.58	x 10.01	
10	Den	2nd	15.85	x 9.15	
11	Laundry	2nd	9.22	x 4.59	
12	Rec	Bsmt	36.06	x 26.25	
13	Exercise	Bsmt	13.68	x 8.76	

Client Remks: Stunning family residence located in the highly desirable Sunnylea community on a premium 54 foot wide lot. This home boasts 3+2 bedrooms and offers more than 3,300 square feet of comfortable living space. On the upper level, you'll discover a generous primary suite featuring a spacious walk-through closet and an ensuite bathroom, along with two additional well-sized bedrooms, a large five-piece main bathroom, separate laundry room and a bright den that can easily be transformed into an extra bedroom. The main floor showcases a living room with a bay window and a cozy gas fireplace, a dining area, and separate den and office spaces that could serve as additional bedrooms. The inviting kitchen overlooks a picturesque backyard retreat, perfect for outdoor entertaining, complete with a built-in gas barbecue and countertop/bar space. The roomy basement is equipped with a full bathroom with steam-shower, a wet bar, a recreation room with another gas fireplace, a gym/office, and two ample storage rooms. The private backyard paradise, designed and constructed by Solda Pools, features a saltwater pool with fountain, safety cover and an integrated hot tub for year-round enjoyment, along with an irrigation system, lighting, cedar pool shed, custom tool shed with built-in stainless cupboards/work benches and beautifully crafted exposed aggregate walkways and driveway. Less than 15 minute drive to downtown, steps to top rated schools, TTC, the Kingsway restaurants and all amenities on Bloor St.

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


**39 South Kingslea Dr
Toronto Ontario M8Y 2A4**

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$9,355.98/2025**For:** Sale**% Dif:** 96**Sold Date:** 06/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 54

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 5 + 1

2-Storey

53.46 x 114.29 Feet

Washrooms: 4**Irreg:**1x5xUpper, 1x4xUpper, 1x2xMain,
1x4xLower**Dir/Cross St:** Bloor / Prince Edward **Directions:** South of Bloor / Prince Edward**MLS#:** W12097230**PIN#:** 074990195

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	Res
Fam Rm:	Y	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Attached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Wooded/Treed	Retirement:	
Apx Sqft:	2500-3000			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	Living	Main	21.16	x 13.25	Marble Fireplace	Picture Window	Hardwood Floor
2	Dining	Main	13.65	x 11.25	Formal Rm	O/Looks Frontyard	Hardwood Floor
3	Kitchen	Main	10.66	x 12.6	Renovated	Breakfast Bar	Hardwood Floor
4	Family	Main	20.51	x 15.88	W/O To Deck	O/Looks Backyard	Open Concept
5	Prim Bdrm	Upper	16.44	x 13.78	Cathedral Ceiling	5 Pc Ensuite	W/I Closet
6	2nd Br	Upper	13.91	x 13.32	His/Hers Closets	Hardwood Floor	Window
7	3rd Br	2nd	12.99	x 11.55	His/Hers Closets	Hardwood Floor	Ceiling Fan
8	4th Br	2nd	13.58	x 10.1	His/Hers Closets	Hardwood Floor	Pot Lights
9	5th Br	Upper	14.96	x 7.81	Double Closet	Pot Lights	Hardwood Floor
10	Rec	Lower	21.42	x 11.25	Laminate	B/I Shelves	
11	Br	Lower	14.01	x 8.01	Laminate	Closet	Above Grade Window
12	Office	Lower	10.76	x 8.76	Laminate	Above Grade Window	Pot Lights

Client Remks: Welcome to this stunning, fully renovated Cape Cod style home located on one of the most sought-after streets in Sunnylea. With approximately 4,165 sqft of total living space, this detached 2-storey home offers an ideal blend of classic charm and modern functionality, featuring a thoughtful centre hall floorplan perfect for family living and entertaining. The main floor boasts formal living and dining rooms filled with natural light, as well as a beautifully designed open-concept kitchen, casual dining area, and family room at the rear. Walk out to a composite deck, patio, and spacious grassy yard - perfect for outdoor gatherings. A stylish powder room completes the main level. Upstairs, you'll find 5 generously sized bedrooms and a 4pc family bath. The primary suite is a true retreat, featuring a large walk-in closet and a stunning 5pc ensuite with high-end finishes & heated floors. The lower level offers even more living space with a rec/media room, a 6th bedroom, another full bathroom, and ample storage throughout. Move-in ready and turn-key, this home truly has it all - space, style, and location. Yard features irrigation system & low voltage landscape lighting. Nestled in the heart of Sunnylea, you're just a short stroll to Bloor Street's charming cafes, restaurants, shops, and subway access. A rare opportunity to own a beautifully updated home in one of Toronto's most coveted neighbourhoods.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871


81 Brentwood Rd S
Toronto Ontario M8Z 3N4

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$10,414.61/2024**For:** Sale**Sold:** \$2,800,000**List:** \$2,950,000**Sold Date:** 05/25/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: E**Rms:** 8 + 4**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

33.5 x 120 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower**Dir/Cross St:** Royal York Rd & Bloor St W **Directions:** Royal York Rd & Bloor St W**MLS#:** W12163467**PIN#:** 075180317

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Other / Gas
A/C: Central Air
Central Vac: Y
Apx Age:
Year Built: 1940
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stucco/Plaster
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat:
 Central Vacuum, 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	Flat	15.49	x 12.17	Bay Window	Pot Lights	Gas Fireplace
2	Kitchen	Flat	18.18	x 8.99	Centre Island	Stainless Steel Appl	Breakfast Bar
3	Dining	Flat	14.01	x 10.99	Pot Lights	Large Window	Open Concept
4	Family	Flat	13.58	x 12.6	W/O To Deck	Pot Lights	Window
5	Prim Bdrm	2nd	19.85	x 11.25	W/I Closet	5 Pc Ensuite	Large Window
6	2nd Br	2nd	14.01	x 10.33	Double Closet	Pot Lights	Window
7	3rd Br	2nd	12.66	x 11.75	W/I Closet	Pot Lights	Window
8	4th Br	2nd	10.76	x 10.01	Double Closet	Pot Lights	Window
9	Rec	Lower	21.16	x 12.76	Pot Lights	Window	Heated Floor
10	5th Br	Lower	14.01	x 10.33	Double Closet	Pot Lights	Window
11	Office	Lower	11.84	x 10.01	Pot Lights	Heated Floor	
12	Utility	Lower	21	x 7.74	Closet	Window	
13	Laundry	Lower	14.01	x 6.82	Stainless Steel Sink	Window	Heated Floor
14	Foyer	Flat	22.74	x 4	Double Closet	Tile Floor	2 Pc Bath

Client Remks: Set on a quiet, tree-lined street in coveted Thompson Orchard, this custom rebuilt 4+1 bedroom, 4 bathroom home offers over 3600 sq. ft. of luxurious living space with a seamless blend of modern design, smart home features, and high-end finishes. The main level features a flowing layout with open sightlines, an open-riser staircase with glass railings, spacious principal rooms, and a chef's kitchen with Monogram appliances, custom cabinetry, and a large island. A cozy family room, ample storage, and a stylish powder room complete the space. Upstairs, four generously sized bedrooms include a primary suite with walk-in closet and spa-like ensuite with steam shower. Both upper-level bathrooms offer heated floors and elegant finishes. The fully underpinned lower level features polished heated concrete floors, an additional bedroom, full bath, laundry room, and large rec space with a rough-in wet bar and separate entrance - ideal for in-laws, guests, or a nanny suite. Outside, enjoy a professionally landscaped backyard with a heated patio, cedar ceiling, gas fire pit, and BBQ hookup. The concrete stone private driveway includes a snow melt system, and the detached garage offers epoxy flooring, stacked car capacity, and 100 AMP service. Additional features include Control4 smart lighting, in-ceiling speakers (interior/exterior), remote access, security cameras, and more. All of this in a prime west-end location, just a short walk to Royal York subway, top-rated schools, parks, shops, and dining in The Kingsway. This home is the full package - style, function, and location.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853



179 Humbervale Blvd
Toronto Ontario M8Y 3R2

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$11,688/2025

For: Sale

% Dif: 96

Sold Date: 06/03/2025

SPIS: N

Last Status: SLD

DOM: 13

Detached

Fronting On: S

Rms: 10 + 3

Link: N

Acreage:

Bedrooms: 4 + 0

2 1/2 Storey

50 x 100 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4xMain, 1x5x2nd,
1x4xLower

Dir/Cross St: Royal York and Bloor **Directions:** Bloor/Prince Edward

MLS#: W12163040

PIN#: 075060030

Kitchens:	1	Exterior:	Stone / Wood	Zoning:	
Fam Rm:	Y	Drive:	Pvt Double	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Boundary Only
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.01	x 10.6	Hardwood Floor	Cathedral Ceiling	Closet
2	Living	Main	22.01	x 12.4	Stone Fireplace	Cathedral Ceiling	Hardwood Floor
3	Dining	Main	14.4	x 12.4	Walk-Out	Cathedral Ceiling	Clerestory
4	Kitchen	Main	14.4	x 10.99	Open Concept	Centre Island	Custom Backsplash
5	Pantry	Main	5.91	x 4.27	B/I Appliances	Hardwood Floor	Quartz Counter
6	Prim Bdrm	Main	14.99	x 12.99	4 Pc Ensuite	Hardwood Floor	W/W Closet
7	2nd Br	2nd	12.99	x 12.34	Closet	Hardwood Floor	O/Looks Pool
8	3rd Br	2nd	14.99	x 12.24	Double Closet	Vaulted Ceiling	O/Looks Pool
9	Office	2nd	12.17	x 10.99	Hardwood Floor	O/Looks Frontyard	
10	4th Br	3rd	16.01	x 14.01	Skylight	Broadloom	Closet
11	Rec	Lower	26.18	x 17.85	Above Grade Window	Fireplace	B/I Bookcase
12	Laundry	Lower	16.01	x 10.01	Laundry Sink		
13	Exercise	Lower	12.99	x 10.99	Mirrored Walls	Cushion Floor	Pot Lights

Client Remks: Fabulous Custom Built Home on Prime Sunnylea Street and Location! Built and Designed with Meticulous Attention to Detail and Use of Top of the Line Materials Inside and Out, This Home Sits on a Beautiful, Country Like, Uniquely Private Lot Which Has Been Professionally Landscaped Front and Back With Multiple Entertaining Areas Plus a Salt Water Pool. The Inside Features Wide Plank Oak Floors, High Cathedral Ceilings, a 2 Story Stone Fireplace and An Abundance of Windows and Natural Light. The High Quality Open Concept Chefs Kitchen With Large Marble Island Walks Out to a Gorgeous, Sunny Backyard. The Living Space is Perfectly Designed For Family Living and Entertaining and is Augmented With State of the Art Millwork. The Rest of the Home Features 4 Good Sized Bedrooms With a Luxurious Primary Suite on the Main Floor Plus an Office. The Beautifully Finished Lower Level With Large Above Grade Windows Has a Gas Fireplace, Gym, Steam Room and Laundry. With Its Tasteful Decor and Design, the House Integrates Perfectly Into the Lot and Area. You Won't Find This Kind of Home Very Often. Located Steps to Schools, Subway, Mimico Creek and All Amenities.

Extras:

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


**21 Kirk Bradden Rd W
Toronto Ontario M8Y 2G1**

Toronto W07 Stonegate-Queensway Toronto

Taxes: \$6,736.03/2024**For:** Sale**% Dif:** 95**Sold Date:** 03/20/2025**SPIS:** N**Last Status:** SLD**DOM:** 62

Detached

Fronting On: S**Rms:** 11 + 1**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

12.57 x 28.36 Metres

Washrooms: 5**Irreg:**1x3xBsmt, 1x2xMain, 2x5x2nd,
1x3x2nd**Dir/Cross St:** Bloor/Prince Edward**MLS#:** W11928377**PIN#:** 075060106

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	New	Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School	Retirement:	
Apx Sqft:	3000-3500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.55	x 7.55	Hardwood Floor	Panelled	Coffered Ceiling
2	Den	Main	12.04	x 10.3	Hardwood Floor	Crown Moulding	French Doors
3	Family	Main	16.8	x 13.06	Hardwood Floor	Crown Moulding	Gas Fireplace
4	Kitchen	Main	21.75	x 13.25	Hardwood Floor	Marble Counter	B/I Appliances
5	Pantry	Main	8.14	x 4.95	Hardwood Floor	Marble Counter	Pocket Doors
6	Mudroom	Main	8.07	x 4.95	Porcelain Floor	Access To Garage	Closet
7	Prim Bdrm	2nd	15.26	x 13.25	Hardwood Floor	Vaulted Ceiling	Gas Fireplace
8	2nd Br	2nd	11.81	x 11.58	Hardwood Floor	Large Closet	3 Pc Bath
9	3rd Br	2nd	11.81	x 11.58	Hardwood Floor	Large Closet	Semi Ensuite
10	4th Br	2nd	11.94	x 11.09	Hardwood Floor	Large Closet	Semi Ensuite
11	Rec	Bsmt	7.74	x 7.12	Porcelain Floor	Quartz Counter	
12	Laundry	2nd	25.39	x 23.36	Vinyl Floor	L-Shaped Room	

Client Remks: Welcome to 21 Kirk Bradden Road West! This custom residence, built by Wynford Homes balances a touch of formality & historic elegance with the functionality & comfort of a family home. Boasting hints of Modern European inspired design over 4,300 square feet of living space, this 4 bedroom, 5 bath home is nestled in the coveted Sunnylea School District. Herringbone flooring and panel moulding throughout the home provide a warm, sophisticated feel. All cabinetry custom designed by Cameo Kitchens, Kitchen features Calacatta Vagli Oro marble counters, backsplash, & display ledge with lime wash vent hood, & Thermador appliances. Private pantry complete with wet bar, under cabinet Marvel wine fridge, as well as ample storage. Family Room includes Napoleon Gas fireplace with honed Nero Marquina mantel, built-in white oak storage cabinetry, & 65 Samsung Frame TV. Show-stopping circular oak staircase & skylights pave the way to the second floor. Primary bedroom features 12' vaulted panel ceiling, Napoleon Gas fireplace with French lime wash mantel, walkthrough dressing room to spa-inspired Primary Ensuite with Dolomite Marble, heated floors, & glass enclosed shower. The 2nd floor includes 3 additional bedrooms, each with access to full baths & full laundry. Basement includes oversized Recreation room, 5th bedroom, & full bath. Additional features include Rubinet & Phylrich plumbing fixtures T/O, Crestron Home Automation System complete with 5 zone audio, full security cameras, rough-in shades, In-lite exterior lighting package, irrigation system, plus countless others. Includes Full Tarion Warranty. ****EXTRAS**** Thermador Appliance Pkg - 42" Fridge/Freezer, 6 Burner Gas Range, Vent hood, Dishwasher, Marvel Wine Fridge, LG Washer/Dryer Column, Samsung 65" Frame TV, Security Cameras, Alarm System, Irrigation System, All Elfs, & Tankless HWT

Extras:**Listing Contracted With:** ROYAL LEPAGE WEST REALTY GROUP LTD.416-233-6276