



<b>1171 Islington Ave</b> <b>Toronto Ontario M8Z 4S8</b> Toronto W07 Stonegate-Queensway Toronto			<b>Sold: \$850,000</b> <b>List: \$849,996</b>
<b>Taxes:</b> \$5,437/2025	<b>For:</b> Sale	<b>% Dif:</b> 100	
<b>Sold Date:</b> 11/24/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2	
Bungalow	47 x 110 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xMain, 1x3xBsmt	
<b>Dir/Cross St:</b> Islington Ave / Bloor St W <b>Directions:</b> Islington Ave / Bloor St W			

**MLS#:** W12555008

**PIN#:** 075180456

**Legal:** PT LTS 8 & 9, PL 2701 , AS IN CA314516 ; ETOBICOKE ; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Full / Partially Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Other / Other	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1942	<b>Prop Feat:</b> Park, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100		<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Shingles		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> 2025 POTL:		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.06	x 14.7	Broadloom
2	Dining	Main	9.65	x 9.91	Broadloom
3	Kitchen	Main	8.83	x 12.63	Linoleum
4	Prim Bdrm	Main	9.68	x 13.19	Broadloom
5	2nd Br	Main	10.33	x 11.15	Broadloom
6	Bathroom	Main	6.96	x 6.1	4 Pc Bath
7	Rec	Bsmt	11.06	x 20.57	Broadloom
8	Bathroom	Bsmt	8.66	x 12.43	2 Pc Bath

**Client Remks:** Welcome to 1171 Islington Avenue - a detached brick bungalow on a generous 47x110 ft lot in desirable Stonegate-Queensway. This home offers a wonderful canvas for builders, renovators, or anyone looking to create their vision. Situated in a family-friendly neighbourhood just a short walk to the subway, with parks, schools, and everyday amenities all close by. Features include a private driveway with multiple car parking, and a full basement with added potential. PROPERTY IS BEING SOLD IN "AS IS" CONDITION.

**Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY 416-284-4751



<b>1173 Islington Ave E</b> <b>Toronto Ontario M8Z 4S8</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$5,157.76/2025 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 11/25/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 78			<b>Sold:</b> \$880,000 <b>List:</b> \$949,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 10	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 1	
Bungalow	35 x 110 Feet	<b>Washrooms:</b> 2	
	<b>Irrg:</b>	1x3xMain, 1x2xBsmt	
<b>Dir/Cross St:</b> Bloor St./Islington Ave. <b>Directions:</b> Bloor St./Islington Ave.			

MLS#: W12395356

PIN#: 075180457

Legal: PT LT 8, PL 2701, AS IN EB421625 ; ETOBICOKE ; SUBJECT TO EXECUTION 94-002649, IF ENFORCEABLE. ; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Water / Oil	<b>Drive Park Spcs:</b> 3	<b>Phone:</b>
A/C: Window Unit	<b>Tot Prk Spcs:</b> 4	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 700-1100	<b>Prop Feat:</b> Public Transit	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Carpet Free, Water Heater	<b>Retirement:</b>
<b>Foundation:</b> Unknown		<b>Accessibility:</b> Parking
<b>Assessment:</b> POTL:		<b>Feat:</b>
<b>POTL Mo Fee:</b>		<b>HST Applicable to:</b> Included In
<b>Laundry lev:</b> Lower		<b>Sale Price:</b>
		<b>Farm/Agr:</b>
		<b>Oth Struct:</b>
		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.9	x 11.02	
2	Br	Main	13.06	x 9.51	
3	Br	Main	10.79	x 10.37	
4	Kitchen	Main	9.78	x 8.86	
5	Br	Bsmt	14.76	x 8.1	
6	Great Rm	Bsmt	20.73	x 11.58	
7	Other	Bsmt	17.13	x 11.68	
8	Laundry	Bsmt	12.6	x 8.14	

**Client Remarks:** Detached Bungalow In A Prime Etobicoke Location. This house offer 2 spacious Bedrooms plus 1 Additional Room In The Basement, Perfect For a Home Office, Gym or Guest Suite, Separate Entry to Basement. Enjoy A Private Driveway with Parking For Up To 3 Vehicles, along With a Detached Garage For Extra Parking & Storage. A Few Minutes Walk to Islington Subway Station and Steps to Shops, TTC Transit, School, and Parks.

**Inclusions:** Stove, Fridge, Washer & Dryer.

**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC. 416-494-5955



<b>11 Stockbridge Ave Toronto Ontario M8Z 4M6</b>			<b>Sold: \$1,020,000</b>
Toronto W07 Stonegate-Queensway Toronto			<b>List: \$1,024,000</b>
<b>Taxes:</b> \$6,356.90/2025	<b>For:</b> Sale	<b>% Dif:</b> 100	
<b>Sold Date:</b> 09/04/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 1	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
Bungalow	41 x 137 Feet	<b>Washrooms:</b> 1	
	<b>Irreg:</b>	1x4	
<b>Dir/Cross St:</b> Norseman and Islington <b>Directions:</b> Norseman and Islington			

**MLS#:** W12376462

**PIN#:** 075210097

**Legal:** LT 17, PL 4668; Etobicoke; City of Toronto

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Unfinished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Oil  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 51-99  
**Year Built:** 1955  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Shingles  
**Foundation:** Concrete Block  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Gar/Gar Spcs:** Attached / 1  
**Park/Drive:** Private  
**Drive:** Private  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat: Interior Feat:** Other

**Zoning:**  
**Cable TV:** Hydro:  
**Gas:** Phone:  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** In Addition To  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.01	x 8.76	Window		
2	Living	Main	19.03	x 11.42	Hardwood Floor	Combined W/Dining	Picture Window
3	Dining	Main	8.99	x 10.17	Hardwood Floor	Combined W/Living	Picture Window
4	2nd Br	Main	10.66	x 10.63	Hardwood Floor	Closet	Window
5	3rd Br	Main	9.19	x 8.53	Hardwood Floor	Closet	Window
6	Prim Bdrm	Main	13.81	x 10.56	Hardwood Floor	His/Hers Closets	Window

**Client Remarks:** Lovely 41 x 137 lot north of Norseman! A wonderful opportunity to create your own dream footprint. This home features a spacious living room with hardwood floors in good condition. Home is being sold as is. Conveniently located near shops, TTC, and within walking distance to Islington Subway. Enjoy easy access to Fitness Centres, No Frills, Costco, and a variety of restaurants. Families will appreciate the new Catholic elementary school, public middle school with indoor pool, and other nearby amenities. A vibrant, accessible neighbourhood with so much to offer! Photos have been virtually staged for inspiration.

**Inclusions:** Fridge, Stove, Washer & dryer (as is condition). OIL Tank.

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



<b>41 Bethnal Ave</b> <b>Toronto Ontario M8Y 1Y8</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$6,568.10/2025 <b>For:</b> Sale <b>Sold:</b> \$1,020,000 <b>Sold Date:</b> 10/20/2025 <b>List:</b> \$1,050,000 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 3		
Detached	<b>Fronting On:</b> S <b>Link:</b> N 1 1/2 Storey	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt <b>Irreg:</b> <b>Dir/Cross St:</b> Park Lawn and Bloor <b>Directions:</b> Park Lawn and Bloor

MLS#: W12468270

PIN#: 075070214

Legal: LT31, PL3861; ETOBICOKE, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1953 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Block <b>Assessment:</b> 2025 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Private Double <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School <b>Exterior Feat:</b> Deck, Patio <b>Interior Feat:</b> Workbench, Storage	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Shed <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.12	x 8.92	Broadloom		
2	Living	Main	15.29	x 12.2	Broadloom	Picture Window	O/Looks Dining
3	Dining	Main	10.99	x 10.1	Broadloom	W/O To Sunroom	
4	Kitchen	Main	10.07	x 10.07	Vinyl Floor	B/I Dishwasher	Eat-In Kitchen
5	Solarium	Main	15.78	x 11.09	Broadloom	Sliding Doors	O/Looks Backyard
6	Prim Bdrrm	2nd	11.29	x 11.09	Broadloom	W/I Closet	Ceiling Fan
7	2nd Br	2nd	12.5	x 8.2	Broadloom	Closet	Ceiling Fan
8	3rd Br	2nd	41.01	x 23.33	Broadloom	W/I Closet	Ceiling Fan
9	Rec	Bsmt	15.09	x 12.99	Broadloom	Panelled	Electric Fireplace
10	Workshop	Bsmt	20.28	x 10.2	B/I Shelves	Laundry Sink	

**Client Remarks:** Rare opportunity in Sunnylea, Toronto's premier west-end neighborhood. This classic 3-bed, 2-bath, well cared for home sits on a rare 120' deep south-facing lot across from Park Lawn Junior Middle School. Set back on a private child-safe dead end street, the large picture window fills the Livingroom with natural light. The formal dining room features a sliding glass doors into a massive sun filled 15' x 12' heated 3-season sunroom. The recreation room on the lower level has a MCM flair with an electric Fireplace and ample b/i storage. Steps to top schools, parks, Bloor St shops, The Kingsway, and Royal York Subway. An ideal opportunity to move in, renovate, or rebuild your dream home in one of the city's most coveted enclaves. \*Please note original hardwood flooring under broadloom.

**Inclusions:** Broadloom w/laid; all existing light fixtures; All existing Window Blinds and Sheers. All existing appliances: Stove, Fridge, B/I Dishwasher, Washer, Dryer, Fridge, Freezer, B/I Storage units, Electric FP in basement. C/air. Garden shed and Rubbermaid Storage Unit.

**Listing Contracted With:** ROYAL HERITAGE REALTY LTD. 905-831-2222



<b>216 Berry Rd</b> <b>Toronto Ontario M8Y 1X4</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$5,210/2025 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Sold Date:</b> 09/17/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold:</b> \$1,108,000 <b>List:</b> \$1,150,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 4	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
Bungalow	52 x 102.16 Feet	<b>Washrooms:</b> 2	1x4xMain, 1x3xBsmt
<b>Irreg:</b> <b>Dir/Cross St:</b> Berry Rd & Prince Edward <b>Directions:</b> Berry Road, east of Prince Edward Dr			

MLS#: W12387764

PIN#: 075070161

Legal: Lot 30 of Plan 4004

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b> Hydro
<b>Basement:</b> Apartment / Separate Entrance	<b>Park/Drive:</b> Private	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1951	<b>Prop Feat:</b> Fireplace/Stove, Library, Park, Public Transit	<b>HST Applicable to Sale Price:</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Accessory Apartment	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Oth Struct:</b>
<b>Lot Size Source:</b> MPAC		<b>Survey Type:</b> None
<b>Roof:</b> Asphalt Shingle		<b>Spec Desig:</b> Unknown
<b>Foundation:</b> Block		
<b>Assessment:</b> \$691,000 / 2025		
<b>POTL:</b>	<b>POTL Mo Fee:</b>	
<b>Laundry lev:</b>	Lower	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 12.3	Fireplace	Hardwood Floor	Picture Window
2	Dining	Main	10.5	x 9.02	Hardwood Floor	O/Looks Backyard	
3	Kitchen	Main	9.84	x 9.02	Updated	O/Looks Backyard	
4	Prim Bdrm	Main	17.39	x 9.68	Mirrored Closet	Hardwood Floor	
5	2nd Br	Main	11.81	x 9.68	Closet	Hardwood Floor	
6	3rd Br	Main	10.33	x 9.84	Closet	Hardwood Floor	
7	Rec	Bsmt	18.7	x 13.12	Fireplace	Irregular Rm	Above Grade Window
8	Kitchen	Bsmt	11.81	x 8.53	Renovated	Combined W/Laundry	
9	Br	Bsmt	11.48	x 10.5	Above Grade Window		
10	Furnace	Bsmt	9.51	x 8.86			

**Client Remks:** Desirable South Sunnylea location, with excellent schools, parks, shops & Bistros within walking distance. Quick access to Highway (to downtown & airport). private cedar lined back yard.

**Inclusions:** dishwasher (as is), fridge, stove, washer & dryer, gas furnace, central air, window coverings, electric light fixtures & garage door opener.

**Listing Contracted With:** RE/MAX WEST REALTY INC. 416-769-1616



<b>196 Prince Edward Dr Toronto Ontario M8Y 3X2</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$7,533.33/2025 <b>Sold Date:</b> 08/11/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,350,000 <b>List:</b> \$1,249,999
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	38.5 x 99.06 Feet	<b>Washrooms:</b> 3	1x4xUpper, 1x2xMain, 1x3xLower
<b>Irrg:</b>			<b>Dir/Cross St:</b> Prince Edward / South of Bloor <b>Directions:</b> Prince Edward / South of Bloor

**MLS#:** W12317348

**PIN#:** 075080299

**Legal:** PT LT 19, PL 3038, PART 7, 647R6728; ETOBICOKE, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b> Sewers
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 31-50	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1979	<b>Prop Feat:</b> Central Vacuum, Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Central Vacuum	<b>Sale Price:</b>
<b>Roof:</b> Not Applicable		<b>Farm/Agr:</b>
<b>Foundation:</b> Not Applicable		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> Unknown
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> In one of Etobicoke's most coveted neighbourhoods, this solid brick two-storey home offers an unbeatable combination of location, lifestyle, and opportunity. Ideally positioned directly across from Sunnylea Park and just steps to Bloor Street, this well-maintained 3-bedroom, 3-bath home is perfect for families looking to settle in a vibrant, community-oriented area. Lovingly cared for and freshly painted throughout, this home features updated windows and roof, a sunny west-facing backyard, and a rare two-car garage. Move in and enjoy as-is, or update to suit your vision! Located within walking distance of Royal York subway station, top-rated schools (Sunnylea JS, Park Lawn JS, Bishop Allen Academy, and ECI), shops, restaurants, and the scenic Humber River and Mimico Creek trails. Commuters will appreciate the easy access to the QEW, TTC and downtown Toronto. Don't miss this opportunity to own in one of Etobicoke's most desirable pockets-family-friendly, park-filled, and just moments from everything.					
<b>Inclusions:</b> All Existing Appliances: Fridge, Stove, Range And Rangehood, B/I Dishwasher (As Is), Clothing Washer And Dryer. Central Vacuum And Equipment, Wood Burning Stove (And Wood), All Existing Light Fixtures. Automatic Garage Door Opener And Remote (1). Kitchen Table & Four (4) Chairs. Lower Level Furniture- Two (2) Couches, Two (2) End Tables , Coffee Table & Two (2) Lamps. Three (3) Bar Stools.					
<b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD. 416-441-2888					



<b>24 Sunnylea Ave W</b> <b>Toronto Ontario M8Y 2J7</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$7,231.69/2025 <b>For:</b> Sale <b>% Dif:</b> 95 <b>Sold Date:</b> 09/17/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold:</b> \$1,277,500 <b>List:</b> \$1,339,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 8	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
1 1/2 Storey	36 x 95 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Bloor and Prince Edward Rd South <b>Directions:</b> South of Bloor St W, just east of Royal York Road and east of the Grenview entrance to Royal York Subway station.			

**MLS#:** W12395056

**PIN#:** 075090275

**Legal:** PLAN 3201 W Part Lot 43

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Partially Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1950 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Concrete Block <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.42	x 4	Closet	Vinyl Floor	Hardwood Floor
2	Living	Main	14.99	x 11.68	South View	Fireplace	Hardwood Floor
3	Dining	Main	10.6	x 10.99			
4	Kitchen	Ground	9.51	x 15.58			
5	Prim Bdrm	2nd	9.58	x 15.16	South View	Closet	Hardwood Floor
6	2nd Br	2nd	9.74	x 12.83	North View	Closet	Hardwood Floor
7	3rd Br	In Betwn	13.48	x 8.99	South View	Closet	Hardwood Floor
8	Br	Lower	13.25	x 10.99	North View		
9	Laundry	Lower	4.49	x 7.58	Laundry Sink		
10		Lower	6.17	x 6.99	Combined W/Laundry		
11	Utility	Lower	12.66	x 11.32	Concrete Floor		

**Client Remarks:** First time on the market in 43 years in Sunnylea school district! Just a few doors east of Grenview Blvd, south of Bloor Street West, in the heart of Sunnylea, this house sits on the north side of this gorgeous tree-lined street. Sunshine surrounds this house all day including sunsets in the backyard! Walk to top-rated schools like Sunnylea, Parklawn, Bishop Allen, and Etobicoke Collegiate. Walk to the Royal York subway, Grenview entrance, or pick up the bus to Old Mill Station. Walk to the Kingsway for shopping or to the Kingsway Movie Theater. Walk to the Brentwood Rd Library, Cafe Rouge, or White House Meats. Pick up anything you need on Bloor St, from coffee, to quiche or designer women's and men's clothing. Easy access to the airport, to the QEW or even the 401.

**Inclusions:** Gas boiler, stove, refrigerator, dishwasher, washer, dryer, all electric light fixtures, all in as-is condition.

**Listing Contracted With:** SOPHIE JAREMKO REAL ESTATE LIMITED 416-231-8282



<b>224 Berry Rd</b> <b>Toronto Ontario M8Y 1X6</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$5,459.59/2025 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 08/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 17			<b>Sold:</b> \$1,333,000 <b>List:</b> \$1,348,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 5 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 1	
Bungalow	47 x 107 Feet	<b>Washrooms:</b> 2	
<b>Irreg:</b> <b>Dir/Cross St:</b> Park Lawn & Berry <b>Directions:</b> Park Lawn & Berry			1x4xGround, 1x3xBsmt

MLS#: W12299059

PIN#: 075070125

Legal: Lot 8 Plan 404; Etobicoke, City Of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b>	Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 700-1100	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b>	Included In
<b>Lot Size Source:</b> Other	<b>Interior Feat:</b> Primary Bedroom - Main	<b>Sale Price:</b>	
<b>Roof:</b> Unknown	Floor	<b>Farm/Agr:</b>	
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>	
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b>	Unknown
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 9.51	Pot Lights	Hardwood Floor	Gas Fireplace
2	Kitchen	Main	10.93	x 10.27	Pot Lights	Hardwood Floor	Quartz Counter
3	Dining	Main	10.73	x 8.86	Pot Lights	Hardwood Floor	Combined W/Kitchen
4	Prim Bdrm	Main	11.15	x 11.06	His/Hers Closets	Hardwood Floor	Large Window
5	2nd Br	Main	10.1	x 10.17	Large Window	Hardwood Floor	Closet
6	Rec	Bsmt	32.48	x 15.19	Above Grade Window	Pot Lights	Laminate
7	3rd Br	Bsmt	10.96	x 10.5	Above Grade Window	Pot Lights	Laminate

**Client Remarks:** Welcome to 224 Berry Rd. In prime Sunnylea, A modern move-in-ready home featuring 2+1 bedrooms, open concept Living/Dining/Eat-In Kitchen with a beautiful quartz centre island, Marble Backsplash, Hardwood Floor and Halogen Pot Lighting, showcases this home's ability to shine. All Windows are bright with the delightful view of a tastefully Landscaped Garden withw/private Cedar Fencing, custom stone work throughout. You will truly feel at home inside and out. Nestled in a beautiful, family-friendly neighbourhood with premium schools, located between the Mimico Creek and Humber River, just a short drive to Gardiner Expressway/Lake Shore/Queenway + Humber Bay.

**Inclusions:** Gas Furnace, Stackable Washer/Dryer, S/S Double Door Fridge, 4 Burner Gas Stove w/Hood Fan, Microwave, Dishwasher, All ELFs Existing Window Coverings, Wardrobes in Bsmt bedroom, A/C, Deep Freezer unit, Garden planters.

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



<b>1081 Islington Ave</b> <b>Toronto Ontario M8Z 4R8</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$6,387.12/2025 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Sold Date:</b> 10/15/2025 <b>Last Status:</b> SLD <b>DOM:</b> 127 <b>SPIS:</b> Y			<b>Sold:</b> \$1,292,000 <b>List:</b> \$1,349,999
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 5	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
Bungalow	63 x 120 Feet	<b>Washrooms:</b> 1	
	<b>Irreg:</b>	1x4xMain	
<b>Dir/Cross St:</b> Islington Ave/S.Bloor <b>Directions:</b> Islington Ave/S.Bloor			

MLS#: W12212047

PIN#: 075210074

Legal: PT LT 1 PL 1087, PART 2 64R4417, ETOBICOKE

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Water Heater	<b>Sale Price:</b>
<b>Foundation:</b> Block		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

**Water Body Type:** Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.31	x 12.14	Hardwood Floor	Large Window	Fireplace
2	Kitchen	Main	11.12	x 10.5	Vinyl Floor	Large Window	
3	Prim Bdrm	Main	16.08	x 10.5	Vinyl Floor	Closet	Window
4	2nd Br	Main	13.09	x 9.81	Vinyl Floor	Closet	Window
5	3rd Br	Main	13.09	x 8.86	Vinyl Floor	Closet	Window
6	Dining	Main	11.12	x 9.81	Hardwood Floor	Large Window	Walk-Out
7	Prim Bdrm	Bsmt	12.99	x 19.59			
8	Office	Bsmt	12.99	x 10.6			
9	Laundry	Bsmt	12.99	x 21			
10	Other	Bsmt	10.99	x 19.98			

**Client Remks:** Welcome to 1081 Islington Ave. An amazing opportunity to own a home in South Etobicoke in the desirable Sunny Lea School district. First time for sale in 50 years! This clean and well kept home is sitting on a large lot; 63-120- conveniently located to transit, hwy's, schools, shopping, parks; also a 15 minute ride to downtown. This lovely home is a ideal location to raise a young family, or retire with the convenience of everything at your fingertips.

**Inclusions:** Fridge/stove, washer, dryer, all electrical light fixtures, window coverings

**Listing Contracted With:** RE/MAX WEST REALTY INC. 416-745-2300



<b>57 Elsfield Rd Toronto Ontario M8Y 3R6</b>			<b>Sold: \$1,550,000</b>
Toronto W07 Stonegate-Queensway Toronto			<b>List: \$1,417,000</b>
<b>Taxes:</b> \$7,608.74/2025	<b>For:</b> Sale		<b>% Dif:</b> 109
<b>Sold Date:</b> 10/08/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 6	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
Bungalow	41 x 90 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xMain, 1x3xBsmt	
<b>Dir/Cross St:</b> Bloor St West & Royal York <b>Directions:</b> Bloor St West & Royal York			

**MLS#:** W12440341

**PIN#:** 075100160

**Legal:** PT LT B, PL 2990, AS IN TB675091; ETOBICOKE, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Walk-Up	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1942	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>HST Applicable to</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b>
<b>Foundation:</b> Block		<b>Spec Desig:</b>
<b>Assessment:</b> 2025 POTL:		None
<b>POTL Mo Fee:</b>		Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.84	x 9.42	Hardwood Floor	B/I Closet	
2	Living	Main	14.8	x 13.62	Hardwood Floor	Marble Fireplace	Leaded Glass
3	Dining	Main	12.7	x 9.45	Hardwood Floor	Formal Rm	Leaded Glass
4	Kitchen	Main	8.37	x 12.37	Ceramic Floor	Window	Double Sink
5	2nd Br	Main	12.43	x 10.14	Hardwood Floor	Ceiling Fan	O/Looks Backyard
6	3rd Br	Main	11.65	x 10.76	Hardwood Floor	Ceiling Fan	O/Looks Backyard
7	Prim Bdrm	Upper	9.22	x 14.47	Hardwood Floor	Ceiling Fan	Leaded Glass
8	Office	Bsmt	21.39	x 13.09	Broadloom	Wainscoting	Pot Lights
9	Laundry	Bsmt	12.17	x 13.68	3 Pc Bath		
10	Cold/Cant	Bsmt	3.9	x 12.34			
11	Furnace	Bsmt	17.49	x 13.81			

**Client Remarks:** Step into a storybook with this enchanting Tudor-style home nestled on a picturesque, tree-lined street in the highly sought-after Sunnylea neighbourhood. They truly don't build homes with this kind of timeless character anymore. This residence is a masterpiece of classic craftsmanship, featuring beautiful brick and stone work, distinctive leaded glass windows, and a rich interior filled with original details. Inside, you'll be greeted by the warmth of gumwood trim, elegant wainscoting, and immaculate oak floors. The living room centers around a gorgeous wood-burning fireplace with a sophisticated marble surround and wood mantel - the perfect spot for cozy evenings. Despite its vintage charm, the home offers practical living with plenty of closets and creative storage solutions throughout. The partly finished basement boasts a huge recreation room with endless possibilities for a home gym, media room, or play area. Outside, the enchanting garden is your private, serene oasis in the city, perfect for relaxing or entertaining. Parking is a breeze with an attached one-car garage and a private drive with space for two additional cars. This captivating home offers a fairy tale setting without sacrificing urban convenience. It's just a short walk to the Royal York subway station, the vibrant shops, cafes, and restaurants of Kingsway Village, beautiful local parks, and highly rated schools. Experience the best of both worlds!

**Inclusions:** Stainless Steel Fridge, Stove with Ceramic Cooktop, Range Hood venting outside, Dishwasher, Washer and Dryer, All Existing Window Coverings and Light Fixtures including the ceiling fans in 3 Bedrooms, TV & Brackets in 3rd Bedroom. Bathroom Fan installed in 2020.

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



<b>9 Sevenoaks Ave</b> <b>Toronto Ontario M8Z 3P6</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$6,372.04/2025 <b>For:</b> Sale <b>% Dif:</b> 100 <b>Sold Date:</b> 09/12/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2			<b>Sold:</b> \$1,440,000 <b>List:</b> \$1,435,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 5 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 1	
Bungalow	53.07 x 125.17 Feet	<b>Washrooms:</b> 2	
<b>Irrg:</b> 1x4xLower, 1x3xMain			
<b>Dir/Cross St:</b> Royal York and Norseman <b>Directions:</b> Royal York and Norseman			

MLS#: W12393639

PIN#: 075200153

Legal: LT 4, PL 4320 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private, Private Double	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1953	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Landscaped, Patio	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Carpet Free, Floor Drain, Primary Bedroom - Main Floor, Storage, Water Heater Owned	<b>Accessibility:</b>
<b>Lot Shape:</b> Rectangular	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Feat:</b> Accessible Public Transit Nearby, Doors Swing In, Lever Door Handles, Parking
<b>Lot Size Source:</b> GeoWarehouse		<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Block		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b> Fence - Full, Garden Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

**Topography:** Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	14.44	x 11.19	Hardwood Floor	Quartz Counter
2	Living	Main	18.01	x 14.01	Hardwood Floor	Pot Lights
3	Dining	Main	9.19	x 11.19	Hardwood Floor	Pot Lights
4	Prim Bdrm	Main	10.5	x 11.52	Hardwood Floor	Double Closet
5	2nd Br	Main	10.5	x 11.52	Hardwood Floor	Double Closet
6	Br	Lower	16.73	x 10.63	Vinyl Floor	Pot Lights
7	Laundry	Lower	11.38	x 10.99	Vinyl Floor	Double Closet
8	Rec	Lower	23.13	x 10.66	Vinyl Floor	Pot Lights
9	Other	Lower	12.89	x 12.27	Vinyl Floor	

**Client Remks:** Step into this tastefully updated two plus one bedroom bungalow located in the highly sought after Norseman Heights. This home offers modern comfort and maximizes space and functionality. Features include; contemporary kitchen; hardwood floors; abundant storage throughout; new windows and doors, plus a high-efficiency heat pump/AC and furnace. The recently landscaped front and back yards offer a low maintenance peaceful retreat perfect for relaxing or entertaining. Situated in a prime, transit-friendly neighbourhood, you're just minutes from the subway, major highways, top-rated schools, grocery stores, and vibrant shopping centres. This move in-ready gem checks all the boxes for convenience, style, and livability.

**Inclusions:** Fridge, Stove, Dishwasher, Washer and Dryer. All ELF's all window coverings.

**Listing Contracted With:** Royal Lepage Real Estate Associates 905-812-8123



<b>222 Prince Edward Dr S</b> <b>Toronto Ontario M8Y 3X5</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$6,230/2025 <b>For:</b> Sale <b>% Dif:</b> 107 <b>Sold Date:</b> 07/18/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2			<b>Sold:</b> \$1,578,000 <b>List:</b> \$1,468,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 5	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 2	
Bungalow	40 x 120 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xMain, 1x3xLower	
<b>Dir/Cross St:</b> Prince Edward Drive S and Glenaden Ave W <b>Directions:</b> On the west side of Prince Edward Drive S, south of Bloor Street W, North of Berry Road			

**MLS#:** W12288879

**PIN#:** 075090230

**Legal:** PT LT 5, RANGE 1 KINGS MILL RESERVE , AS IN EB392132 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 5	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1941	<b>Prop Feat:</b> Fireplace/Stove	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, Floor Drain, On Demand Water Heater, Primary	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100	Bedroom - Main Floor, Storage, Upgraded Insulation, Water Heater Owned	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Block		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.14	x 4.4	Closet	Slate Flooring	Wood Trim
2	Living	Main	15.52	x 12.43	Bay Window	Gas Fireplace	Crown Moulding
3	Dining	Main	12.43	x 10.6	Crown Moulding	Hardwood Floor	Window
4	Kitchen	Main	10.93	x 9.35	Stainless Steel Appl	Heated Floor	Granite Counter
5	Prim Bdrm	Main	13.88	x 10.43	W/I Closet	Hardwood Floor	O/Looks Backyard
6	2nd Br	Main	10.99	x 9.81	Closet	Hardwood Floor	Window
7	3rd Br	Lower	11.22	x 10.24	Double Closet	Pot Lights	Laminate
8	4th Br	Lower	11.22	x 10.73	Laminate	Pot Lights	Closet
9	Rec	Lower	21.75	x 17.72	Laminate	Pot Lights	Above Grade Window
10	Laundry	Lower	14.44	x 10.27	Laundry Sink	B/I Shelves	Laminate
11	Utility	Lower	11.22	x 9.78	Concrete Floor	Above Grade Window	

**Client Remks:** Welcome to 222 Prince Edward Drive South, a fully renovated brick bungalow on a prime 40 x 120 west-facing lot in the heart of coveted Sunnylea. This move-in-ready home blends classic charm with modern updates and features exceptional curb appeal, a bright living room with a leaded-glass bay window, window seat, gas fireplace, crown moulding and refinished hardwood floors, a formal dining room, an updated kitchen complete with granite counters, heated slate floors, stainless steel appliances and a slate backsplash, two main floor bedrooms including a spacious primary with walk-in closet as well as a stylish 4-piece main bathroom with a floating vanity, heated slate floors and a tub/shower with a glass enclosure. The renovated lower level (2014) with a separate entrance includes an oversized rec room with pot lights and laminate floors, two additional bedrooms with generous closets and pot lights, an updated 3-piece bath, a large laundry room with a front loading washer and dryer, built-in shelves and laundry sink and a utility room with storage. Extensive upgrades include exterior waterproofing (with warranty), exterior spray foam insulation, smart irrigation system, upgraded oversized eavestroughs and downspouts, new Fujitsu ductless AC/heat pump (2024), tankless hot water heater, solid core interior doors, lower level Roxul insulation with mould-resistant drywall and more! Enjoy a fully fenced, sunny landscaped backyard with an interlocking patio, large lawn and treed vistas. Long interlocking private driveway and single detached garage provide abundant parking. Ideally located in family-friendly Sunnylea within walking distance of Royal York Station, shops and restaurants along Bloor St W, Sunnylea and Park Lawn Parks, Mimico Creek and Humber River trails and top-rated schools including desirable Sunnylea JS, Bishop Allen Academy and ECI! Easy access to major highways and Etobicoke waterfront trails! A turnkey opportunity in prime Etobicoke! OHs Sat/Sun 2-4!

**Inclusions:** See Schedule C

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



**34 Monkton Ave**  
**Toronto Ontario M8Z 4N2**  
 Toronto W07 Stonegate-Queensway Toronto

**Taxes:** \$6,726/2025      **For:** Sale

**Sold:** \$1,425,000  
**List:** \$1,499,000

**Sold Date:** 08/29/2025  
**SPIS:** N

**Last Status:** SLD      **DOM:** 9

**% Dif:** 95

**Detached**      **Fronting On:** E  
**Link:** N      **Acreage:**  
**Bungalow**      40 x 110 Feet  
**Irreg:**  
**Dir/Cross St:** Bloor St W and Islington      **Directions:** South of Bloor St W

**MLS#:** W12354690

**PIN#:** 075180472

**Assignment:** N

**Fractional Ownership:** N

**Legal:** LT16, PL 2701

**Kitchens:** 1 + 1

**Exterior:** Stucco/Plaster

**Fam Rm:** N

**Gar/Gar Spcs:** None / 0

**Zoning:**

**Basement:** Apartment / Full

**Cable TV:**

**Hydro:**

Y

**Fireplace/Stv:** Y

**Park/Drive:**

**Gas:**

**Y Phone:**

**Heat:** Forced Air / Gas

**Drive:** Private Double

**Water:**

**Municipal**

**A/C:** Central Air

**Drive Park Spcs:** 2

**Water Supply Type:**

**Central Vac:** N

**Tot Prk Spcs:** 2

**Sewer:**

**Sewers**

**Apx Age:**

**UFFI:**

**Waterfront:**

**Apx Sqft:** 1100-1500

**Pool:** None

**Retirement:**

N

**Lot Size Source:** MPAC

**Prop Feat:** Fireplace/Stove, Level, Place

**HST Applicable to:**

Not Subject to HST

**Roof:** Asphalt Shingle

Of Worship, Public Transit, School, School

**Sale Price:**

**Foundation:** Concrete

**Exterior Feat:** Landscaped, Lawn

**Farm/Agr:**

**Assessment:** **POTL:**

Sprinkler System, Patio

**Oth Struct:**

**POTL Mo Fee:**

**Interior Feat:** Countertop Range,

**Survey Year:**

2024

**Laundry lev:** Main

Primary Bedroom - Main Floor, Storage,

**Survey Type:**

Available

Built-In Oven

**Spec Desig:**

Unknown

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.21	x 11.68	Hardwood Floor	Stainless Steel Appl	Granite Counter
2	Living	Main	16.24	x 8.99	Hardwood Floor	Combined W/Dining	Pot Lights
3	Dining	Main	11.68	x 8.01	Hardwood Floor	Combined W/Living	Fireplace
4	Prim Bdrm	Main	11.32	x 9.74	Hardwood Floor	Double Closet	Pot Lights
5	2nd Br	Main	10.99	x 6.99	Hardwood Floor	Double Closet	Pot Lights
6	Office	Main	13.42	x 9.32	Ceramic Floor	Separate Rm	O/Looks Garden
7	Living	Lower	10.76	x 8.01	Laminate	Combined W/Kitchen	Pot Lights
8	Kitchen	Lower	12.01	x 9.51	Laminate	Stainless Steel Appl	Centre Island
9	Br	Lower	12.76	x 10.99	Laminate	Double Closet	
10	Laundry	Lower	9.74	x 5.15	Ceramic Floor		

**Client Remarks:** Welcome to this beautifully updated detached stucco bungalow, perfectly positioned on a premium 40 x 110 foot lot in the highly desirable Springbrook Gardens community. Designed to suit a variety of lifestyles, this home features two self-contained units, each with two bedrooms, one bathroom, and private laundry, offering the flexibility to accommodate extended family, generate rental income, or simply enjoy as a spacious single-family residence. The main level showcases an inviting open-concept layout with hardwood floors, pot lights, and soaring ceilings enhanced by a bright skylight. A cozy gas fireplace anchors the living and dining area, while the modern kitchen is appointed with stainless steel appliances and sleek cabinetry. The lower level provides a separate entrance, a full kitchen, additional living space, and generous storage, making it a turnkey option for guests or tenants. Private driveway offers parking for up to two vehicles, complemented by landscaped grounds and an in-ground sprinkler system. Well-maintained and updated for peace of mind, the home includes 200-amp electrical service, copper plumbing, a forced-air gas furnace and central air conditioning (both approximately ten years old), a roof of similar age, and windows replaced in 2008. Springbrook Gardens is cherished for its tree-lined streets, family-friendly atmosphere, and unmatched convenience. Just a short walk to Islington Subway Station and Bloor Street, residents enjoy easy access to transit, highways, shopping, restaurants, parks, and highly regarded schools. The neighborhood balances the tranquility of a suburban setting with the vibrant energy of city living. Move-in ready and income-generating, this property presents a rare opportunity to own a versatile home in one of Toronto's most sought-after west end neighborhoods.

**Inclusions:** ELF, Frigidaire Stackable Washer & Dryer, Bosch Washer & Dryer, Whirlpool SS Electric Range, SS Danby Microwave, SS Amana Dishwasher, SS Whirlpool Fridge/Freezer, Fan Hood, Granite Counter Tops, SS 18" Bosch Dishwasher, Panasonic Microwave, Ceiling fans, Custom Blinds, 2 Garden Sheds

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



**13 Sunnydale Dr S**  
**Toronto Ontario M8Y 2J2**  
 Toronto W07 Stonegate-Queensway Toronto

**Taxes:** \$7,281.65/2024

**For:** Sale

**Sold:** \$1,402,500  
**List:** \$1,499,900

**Sold Date:** 09/22/2025

**% Dif:** 94

**SPIS:** N

**Last Status:** SLD

**DOM:** 14

Detached

**Fronting On:** N

**Rms:** 6 + 1

Link: N

**Acreage:**

**Bedrooms:** 3 + 1

1 1/2 Storey

40 x 93 Feet

**Washrooms:** 2

**Irreg:**

1x4xMain, 1x3xBsmt

**Dir/Cross St:** Bloor & Prince Edward **Directions:** As Per Google Maps

**MLS#:** W12392021

**PIN#:** 075080261

**Legal:** Plan 3101 Lot 11

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Finished with Walk-Out	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Available, Private	<b>Gas:</b>
<b>Heat:</b> Water / Other	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, School	<b>Waterfront:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> In-Law Suite, On Demand Water Heater, Storage, Water Heater, Water Meter	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle		<b>Under Contract:</b> Hot Water Tank-Electric
<b>Foundation:</b> Concrete		<b>HST Applicable to:</b> Not Subject to HST
<b>Assessment:</b> <b>POTL:</b>		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b>		<b>Oth Struct:</b> Fence - Full, Shed, Storage
		<b>Survey Type:</b> Unknown
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.39	x 11.81	Fireplace	Picture Window
2	Kitchen	Main	10.01	x 8.86	Modern Kitchen	Stainless Steel Appl
3	Dining	Main	10.17	x 7.87	Open Concept	
4	2nd Br	Main	10.83	x 8.53	W/O To Deck	Closet
5	3rd Br	Main	11.09	x 10.83	O/Looks Garden	Closet
6	Prim Bdrm	2nd	22.8	x 12.96	Dropped Ceiling	Fireplace
7	Family	Bsmt	21.33	x 10.66	Heated Floor	B/I Bar
8	4th Br	Bsmt	11.98	x 9.84	Heated Floor	3 Pc Bath
9	Laundry	Bsmt	0	0		Closet
10	Utility	Bsmt	0	0		

**Client Remks:** Welcome to 13 Sunnydale Drive, in the highly desirable Sunnylea School District. This neighbourhood offers a rare blend of nature and urban convenience with small-town soul. We're steps away from Royal York Subway, and the vibrant Bloor West Village. It is also walking distance to the Old Mill trails, and High Park. 13 Sunnydale is packed with potentials and ready for your dream makeover. This home is bright and airy. It offers a functional layout with 3 bedrooms 2 full baths, finished basement with separate entrance and a loft area on the second floor ideal as a primary bedroom or just your private sanctuary. This is the perfect blank canvas for you to customize and create the dream home you've always wanted.

**Inclusions:** All Window Treatments, All Light Fixtures, SS appliances: Stove, Fridge, Dishwasher.

**Listing Contracted With:** CENTURY 21 ATRIA REALTY INC. 416-203-8838



**1 Leland Ave**  
**Toronto Ontario M8Z 2X4**

Toronto W07 Stonegate-Queensway Toronto

**Taxes:** \$6,673.67/2025  
**Sold Date:** 08/15/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 60

**Sold:** \$1,435,000  
**List:** \$1,500,000

Detached

**Fronting On:** S

**Rms:** 6 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 3

Bungalow-Raised

85 x 163 Feet

**Washrooms:** 2

**Irreg:**

18ft x 157ft. x 30ft x 64Ft x

148Ft 49Ft

1x4xMain, 1x3xBsmt

**Dir/Cross St:** Royal York Rd & Leland Ave

**Directions:** South side of Leland Ave at Royal York Rd

**MLS#:** W12224576

**Legal:** PCL Y-1, SEC M636; PT BLK Y, PL M636, PART 4, R247; E, CTY OF Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 6	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 8	<b>Water:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Municipal</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Water Supply Type:</b>
<b>Year Built:</b> 1960	<b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School, School Bus Route	<b>Sewer:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Porch	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Auto Garage Door	<b>Retirement:</b>
<b>Lot Size Source:</b> GeoWarehouse	Remote, Central Vacuum, On Demand Water Heater, Primary Bedroom - Main Floor	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Security Feat:</b> None	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block		<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Oth Struct:</b> Garden Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>		
1	Living	Main	26.12	x 10.2	Wood Floor	Fireplace	Window
2	Dining	Main	26.12	x 19.46	Wood Floor	Combined W/Living	Window
3	Kitchen	Main	5.09	x 4.4	Ceramic Floor	W/O To Deck	Window
4	Br	Main	17.62	x 11.19	Wood Floor	W/O To Patio	Window
5	Br	Main	11.68	x 10.2	Wood Floor	Window	Closet
6	Br	Main	11.91	x 9.51	Wood Floor	Window	Closet
7	Rec	Bsmt	14.7	x 17.09	Fireplace	Above Grade Window	
8	Office	Bsmt	14.7	x 8.4			
9	Laundry	Bsmt	6	x 4.99	Ceramic Floor	Window	
10	Furnace	Bsmt	11.09	x 9.91	Window		

**Client Remarks:** Sunnylea! Live In or Build New in Prime West Toronto Neighbourhood. Nestled on a quiet, tree-lined street just steps from everything you love about this pocket of West Toronto, 1 Leland Avenue offers a rare opportunity for homeowners, builders, and dreamers alike. Whether you're ready to move right in or envision a custom build, this property delivers. This charming, well-maintained raised bungalow features 3 bedrooms, 2 baths, hardwood floors, a finished basement with direct garage access, and a clean, functional layout that's perfect for today's needs. With excellent frontage and a double garage, the property also holds exciting infill potential-ideal for those looking to build a modern masterpiece in a well-established neighbourhood. Families will appreciate the proximity to top-rated schools, beautiful parks, playgrounds, and local shops. Move in, rent it out, or reimagine it-your future starts here. Our Lady of Sorrows Catholic School EEC Sainte-Marguerite-d'Youville (French Catholic) Bishop Allen Academy (Catholic Secondary) Etobicoke Collegiate Institute Nearby: Islington Golf Club The Kingsway shopping & dining Lothian Avenue splash pad and park Transit, bike paths, Humber River trails. Mature fruit trees, updated roof and furnace.

**Inclusions:** ceramic top range, built in stainless steel microwave fan, built in dishwasher, refrigerator, all existing elf and window coverings, garage door opener, washer, dryer, furnace, on demand water heater, central vac.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-231-5000



<b>9 Edgemore Dr</b> <b>Toronto Ontario M8Y 2M6</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$7,498.80/2024 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 07/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2			<b>Sold:</b> \$1,560,000 <b>List:</b> \$1,569,000
Detached <b>Link:</b> N Bungalow	<b>Fronting On:</b> S <b>Acreage:</b> 30 x 110 Feet <b>Irreg:</b>	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4xGround, 1x3xBsmt	<b>Dir/Cross St:</b> Royal York and Bloor <b>Directions:</b> .

**MLS#:** W12268238

**PIN#:** 075090006

**Legal:** PT LT 12, PL 3010, AS IN TB831961; ETOBICOKE., CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1941 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stone <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Fireplace/Stove <b>Exterior Feat:</b> Lawn Sprinkler System <b>Interior Feat:</b> Primary Bedroom - Main Floor, Central Vacuum	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.93	x 11.91	Hardwood Floor	O/Looks Frontyard	Fireplace
2	Dining	Ground	12.2	x 11.91	Hardwood Floor	O/Looks Frontyard	Window
3	Kitchen	Ground	9.25	x 17.32	Tile Floor	Stone Counter	Stainless Steel Appl
4	Mudroom	Ground	0	0	Tile Floor	W/O To Yard	
5	Prim Bdrm	Ground	16.24	x 11.09	Hardwood Floor	Window	Closet
6	2nd Br	Ground	9.32	x 11.09	Hardwood Floor	Window	Closet
7	Br	Bsmt	13.65	x 10.86	Broadloom	Window	Closet
8	Rec	Bsmt	13.98	x 11.09	Window	Fireplace	Pot Lights
9	Laundry	Bsmt	9.22	x 11.22	Tile Floor	Window	Closet

**Client Remarks:** Nestled on a sun-filled corner lot in prestigious Sunnylea, this charming 2-bedroom bungalow blends timeless character with thoughtful modern updates. Wrapped in natural stone, its distinctive exterior exudes the warmth and elegance of a bygone era a rare find in Toronto. Step inside and you'll find a meticulously renovated interior that feels instantly welcoming. The recently updated kitchen is a standout, featuring custom wood cabinetry, heated floors, and a practical mudroom that makes family living effortless. A cozy family room with a fireplace overlooks the front yard, while the spacious dining room is perfect for gatherings with loved ones. Two comfortable bedrooms complete the main floor, offering privacy and quiet at day's end. Downstairs, the finished basement expands your living space with a generous rec room and second fireplace ideal for movie nights, kids playtime, or hosting friends. A third bedroom, stylish full bath with heated floors, and a spacious laundry room add convenience and flexibility for families or downsizers alike. Outside, the tranquil backyard is a private retreat for summer evenings, while the attached garage and double driveway make day-to-day living easy. Beloved for its tree-lined streets, excellent schools, and tight-knit community spirit, Sunnylea is one of Toronto's most sought-after west-end neighbourhoods. This home is perfectly situated just one block from the coveted Sunnylea Junior School a top choice for young families and a short walk to Royal York Station, putting the subway within easy reach for a quick commute downtown. Enjoy nearby parks, the Humber River trails, charming local shops and cafes, all while relishing the peaceful, family-friendly atmosphere that makes Sunnylea so special!

**Inclusions:** Existing Kitchen Aid fridge, stove, dishwasher and range fan. Built-in Panasonic microwave. Central Vac. Basement freezer. Whirlpool washer and dryer. All electrical light fixtures. All blinds and window coverings. In-ground sprinkler system.

**Listing Contracted With:** REALOSOPHY REALTY INC. 647-347-7325



<b>25 Ashton Manr Toronto Ontario M8Y 2N6</b>			<b>Sold: \$1,800,000 List: \$1,600,000</b>
Toronto W07 Stonegate-Queensway Toronto			
<b>Taxes:</b> \$7,676.61/2025	<b>For:</b> Sale		<b>% Dif:</b> 113
<b>Sold Date:</b> 10/12/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 3	
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	42.17 x 126.89 Feet	<b>Washrooms:</b> 2	
	<b>Irrig:</b>	1x4x2nd, 1x2xBsmt	
	<b>Dir/Cross St:</b> Prince Edward & Bloor	<b>Directions:</b> Prince Edward & Bloor	

**MLS#:** W12457243

**PIN#:** 075100318

**Legal:** PT LTS 9 & 10, PL 3277. AS IN TB688128; ETOBICOKE, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> N Hydro:
<b>Basement:</b> Full / Finished	<b>Park/Drive:</b> Private	<b>Gas:</b> Phone:
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Available, Private, Tandem	<b>Water:</b> Municipal
<b>Heat:</b> Water / Wood	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1948	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Level, Public Transit, School, School Bus Route	<b>Accessibility:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Lawn Sprinkler System, Porch, Year Round Living, Landscaped, Landscape Lighting	<b>Feat:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Separate Hydro Meter	Multiple Entrances, Open Floor Plan, Parking
<b>Lot Shape:</b> Irregular	<b>Security Feat:</b> Smoke Detector	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> GeoWarehouse		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Other		<b>Oth Struct:</b>
<b>Assessment:</b> 2025 POTL:		<b>Survey Type:</b> Unknown
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 21	O/Looks Frontyard	Fireplace	Large Window
2	Dining	Main	10.99	x 12.89	Formal Rm	Large Window	Hardwood Floor
3	Kitchen	Main	10.01	x 10.99	W/O To Deck	Combined W/Dining	O/Looks Backyard
4	Prim Bdrm	Upper	10.99	x 10.01	Closet	O/Looks Garden	O/Looks Backyard
5	2nd Br	Upper	10.99	x 10.99	Closet	O/Looks Backyard	
6	3rd Br	Upper	12.01	x 21	Closet	Large Closet	
7	Bathroom	Upper	6.99	x 6.99	4 Pc Bath		
8	Other	Flat	4	x 4	Staircase	Oak Banister	

**Client Remarks:** On a quiet tree-lined street, in the much sought after area of Sunnylea, stands a vintage home with undeniable character, whose story has not yet been fully told. Built in 1948, this home retains many of its original features. A charming entrance and vestibule leading to the primary rooms. Arched doorways, spindled staircase, and hardwood flooring hidden beneath carpeting wood burning fireplace and antique andirons, reminiscent of things past. Though the interior has fallen into disrepair, the bones remain solid, offering the perfect conditions for a hidden gem to be revived. This home is being sold "AS IS" with no repairs or updates to be made by the seller. It requires total renovation, electrical, plumbing, structural updates and cosmetic work. What makes this property unique, is its potential, and excellent location. This a rare opportunity, a blank canvas, for an investor, someone with vision, creativity and a love of architecture. Someone to make it their "Forever" home. Center hall plan. Living room, dining room, kitchen on main floor. Three bedrooms and one fourpiece bath on second floor. Full basement with fireplace and half bath. One car garage in back of house. Landscaping has been continuous. Full irrigation both front and back lawns. Five minutes from the Kingsway for all your needs. Restaurants, specialty shops, salons, banks, churches, EXCELLENT schools, makes this neighborhood one of the finest in the area.

**Inclusions:** Chandelier in Dinning Room

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



<b>66 CLIVEDEN Ave</b> <b>Toronto Ontario M8Z 3N1</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$7,495.62/2025 <b>Sold Date:</b> 11/07/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,572,000 <b>List:</b> \$1,628,000 <b>For:</b> Sale <b>% Dif:</b> 97 <b>Last Status:</b> SLD <b>DOM:</b> 78
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
Bungalow	33.37 x 120.16 Feet	<b>Washrooms:</b> 2	
<b>Irrig:</b> <b>Dir/Cross St:</b> BLOOR/ROYAL YORK <b>Directions:</b> south of Bloor St.			1x4xMain, 1x3xBsmt

MLS#: W12356415

Assignment: N

Legal: PLAN 2465, PT LOT 25

PIN#: 075180330

Fractional Ownership: N

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1940 <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private, Available <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Deck, Landscaped <b>Interior Feat:</b> Carpet Free, In-Law Capability, Other, Sump Pump, Water Heater <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> RESIDENTIAL <b>Cable TV:</b> Y <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>Accessibility Feat:</b> <b>Under Contract:</b> Tankless Water Heater <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 13.06	Fireplace	Bay Window	Combined W/Dining
2	Dining	Main	12.99	x 10.76	Combined W/Living		
3	Kitchen	Main	13.22	x 8.92	B/I Appliances	O/Looks Dining	
4	2nd Br	Main	12.27	x 10.79			
5	3rd Br	Main	12.24	x 11.32	W/O To Deck		
6	Prim Bdrm	2nd	15.55	x 11.02			
7	Rec	Bsmt	21.65	x 15.68	Wet Bar	Corian Counter	Vinyl Floor
8	4th Br	Bsmt	13.35	x 10.96	Electric Fireplace	B/I Bookcase	Vinyl Floor
9	Laundry	Bsmt	10.43	x 7.74	B/I Shelves		

**Client Remarks:** A rare offering in coveted Thompson Orchard. Nestled on a quiet tree lined street. This updated 3+1 bedroom, 2 bath bungalow exudes charm and character while offering thoughtful modern upgrades. The light filled main level features the living room & dining room with hardwood floors, a gas fireplace and two well sized bedrooms. The second floor loft serves as the primary bedroom retreat. This home features a Separate Entrance to a fully finished & renovated, 1000 sq ft lower level, that includes a versatile large recreation room with brand new B/I wet bar & custom cabinetry. The bonus bedroom or office space has a B/I electric fireplace and cabinetry. A separate laundry room with brand new LG, S/S washer/dryer, & storage cabinets to keep everything neat & organized. The large back yard deck overlooks the spectacular back yard & sets the scene for outdoor entertaining for family & friends in your private oasis. Upgraded 200AMP electrical service, tankless hot water heater, back water valve etc. A turn key home with long term vision. Concept drawings are available for a full 2nd Storey addition by Ph.D. Design. This home is located in a top tier school district: Sunnylea Jr. School & day care centre, Our Lady of Sorrow Elementary School, Etobicoke Collegiate, Bishop Allen Academy, Etobicoke School of the Arts, & Kingsway College School. Community Pool & park are near by. Churches, Brentwood Library & Royal York Subway Station are less than 5 minutes walk, plus all the shops & restaurants that the vibrant Kingsway neighbourhood has to offer. A Pre-home inspection is available. Also for LEASE, MLS, W12427236

**Inclusions:** All electric light fixtures, all window blinds, Fridge, Stove, B/I microwave, B/I dishwasher, brand new top load LG washer and dryer. Recently installed cabinetry in Rec Room, Office/4th bedroom, laundry room. B/I electric fireplace in Office/4th bedroom. 200 AMP Service

**Listing Contracted With:** RIGHT AT HOME REALTY 289-357-3000



<b>73 Claymore Dr Toronto Ontario M8Z 2S5</b>			<b>Sold: \$1,560,000</b>
Toronto W07 Stonegate-Queensway Toronto			<b>List: \$1,629,000</b>
<b>Taxes:</b> \$6,997.93/2025	<b>For:</b> Sale	<b>% Dif:</b> 96	
<b>Sold Date:</b> 10/01/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 22	
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 1	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
Sidesplit 4	56 x 86.83 Feet	<b>Washrooms:</b> 2	
	<b>Irrig:</b>	1x4xUpper, 1x3xLower	
<b>Dir/Cross St:</b> Royal York/Norsemen <b>Directions:</b> North West of Royal York/Norsemen			

MLS#: W12391830

PIN#: 075210242

Legal: LT 32, PL 4581 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b> Y
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Auto Garage Door	<b>Retirement:</b>
<b>Foundation:</b> Concrete	Remote, Carpet Free, Water Heater	<b>HST Applicable to:</b> Included In
<b>Assessment:</b> POTL:	Owned	<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b> Lower		<b>Oth Struct:</b>
		<b>Survey Type:</b> Unknown
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	24.44	x 22.31	Open Concept	Ceramic Floor	Crown Moulding
2	Living	Main	24.44	x 22.31	Hardwood Floor	Pot Lights	Gas Fireplace
3	Dining	Main	24.44	x 22.31	Hardwood Floor	Wainscoting	Skylight
4	Kitchen	Main	24.44	x 22.31	Centre Island	Quartz Counter	W/O To Deck
5	Family	Lower	17.98	x 10.04	Hardwood Floor	B/I Shelves	Pot Lights
6	Prim Bdrm	Upper	16.08	x 12.63	Hardwood Floor	Wainscoting	Crown Moulding
7	2nd Br	Upper	10.99	x 8.92	Hardwood Floor	B/I Shelves	Crown Moulding
8	3rd Br	Upper	10.93	x 9.02	Hardwood Floor	B/I Shelves	Crown Moulding
9	Rec	Bsmt	24.11	x 12.3	Ceramic Floor	Gas Fireplace	B/I Shelves
10	Laundry	Bsmt	12.63	x 8.2	B/I Shelves		

**Client Remarks:** Welcome to this fully renovated gem in prime Norseman Heights, offering a rare combination of style, functionality, and outdoor serenity. This spacious 4-level side split has been meticulously maintained and upgraded, making it truly move-in ready. Step inside and be greeted by an open-concept main floor designed for modern living. The custom chef's kitchen features a large centre island with built-in storage, sleek quartz countertops, stainless steel appliances, and a stylish backsplash. The seamless flow into the dining and living areas makes entertaining effortless. Pot lights, crown mouldings, and a skylight brighten the space, while the 2 gas fireplaces add warmth and charm. The home offers 3 spacious bedrooms plus a versatile family room that can serve as a 4th bedroom or home office. The 2 fully renovated bathrooms showcase elegant finishes, while the lower-level rec room is perfect for a media space, gym, or children's playroom. Throughout the home you'll find brand-new hardwood floors, neutral tones, and thoughtful upgrades that blend style with everyday comfort. Outside, discover your private backyard oasis. 2 large decks, a stone patio, and multiple sitting areas are surrounded by mature trees, lush greenery, and manicured hedges, creating your very own secret garden. Whether you're hosting summer gatherings, relaxing with a book, or enjoying a quiet evening by the firepit, this backyard is designed for year-round enjoyment. Additional features include a double driveway with built-in garage, a modern exterior with fresh paint, and plenty of storage. All of this in a sought-after location close to shops, highways, subway access, excellent schools, parks, and amenities. A rare opportunity to own a fully renovated home with charm, character, and outdoor beauty in one of the area's most desirable neighbourhoods.

**Inclusions:** All Kitchen appliances: S/S Fridge, S/S Stove, S/S Rangehood, S/S B/I Dishwasher. Washer & Dryer. All Elfs & Window Coverings. GDO with remote. Hot Water Tank (owned), Attic Insulation (2018), Furnace and AC (2018), Kitchen (2021), Windows (2021), Flooring (2025), Exterior painting (2025).

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-508-9500



<b>48 Reid Manr</b> <b>Toronto Ontario M8Y 2J1</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$8,755/2025 <b>Sold Date:</b> 10/28/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,690,000 <b>List:</b> \$1,699,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 9 + 4	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
Sidesplit 4	50.97 x 98.05 Feet	<b>Washrooms:</b> 2	
	<b>Irrg:</b> 50.07 x 98.05 x 50.07 x 96.73	1x4xUpper, 1x3xGround	
<b>Dir/Cross St:</b> Bloor Street West & Prince Edward <b>Directions:</b> South of Bloor St West, West off Prince Edward St South			

MLS#: W12473380

PIN#: 075060044

Legal: LT 7, PL 5EB193401 ; ..... , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b> RD(f13.5;a510;d0.45*42)	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b> Hydro:	
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b> Phone:	
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b> Municipal	
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 5	<b>Sewer:</b> Sewers	
<b>Central Vac:</b> Y	<b>UFFI:</b> No	<b>Waterfront:</b>	
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Year Built:</b> 1958	<b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove	<b>HST Applicable to</b> Included In	
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Landscaped	<b>Sale Price:</b>	
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Carpet Free, Central Vacuum, Storage, Water Heater Owned, Workbench	<b>Farm/Agr:</b>	
<b>Lot Shape:</b> Rectangular	<b>Security Feat:</b> Alarm System	<b>Oth Struct:</b> Shed, Workshop, Gazebo	
<b>Lot Size Source:</b> MPAC		<b>Survey Type:</b> None	
<b>Roof:</b> Asphalt Shingle		<b>Spec Desig:</b> Unknown	
<b>Foundation:</b> Concrete Block			
<b>Assessment:</b> 2025 POTL:			
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b> Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 4.17	Double Closet	O/Looks Living	
2	Living	Main	16.34	x 13.42	Hardwood Floor	Fireplace	Picture Window
3	Dining	Main	10.76	x 8.17	Combined W/Living	Pantry	Picture Window
4	Kitchen	Main	10.17	x 10.01	Combined W/Br	Renovated	O/Looks Backyard
5	Breakfast	Main	9.68	x 6.76	W/O To Deck		
6	Prim Bdrm	Upper	12.99	x 12.5			
7	2nd Br	Upper	13.58	x 8.99			
8	3rd Br	Upper	10.17	x 9.84			
9	Bathroom	Upper	10.17	x 6	Renovated	4 Pc Bath	Linen Closet
10	Den	Ground	10.43	x 8.01	O/Looks Backyard	Picture Window	
11	Bathroom	Ground	7	x 4	3 Pc Bath	Window	Separate Shower
12	Mudroom	Ground	13.98	x 3	Closet		
13	Family	Lower	19	x 16.01	Hardwood Floor	Gas Fireplace	Wet Bar
14	Office	Lower	9.68	x 5.51			
15	Laundry	Lower	9.42	x 8.66	B/I Shelves	Laundry Sink	
16	Utility	Lower	10.01	x 9.42	B/I Shelves		
17	Other	Lower	6	x 3	Cedar Closet		
18	Workshop	Flat	11	x 8			

**Client Remarks:** Nestled on a mature, tree-lined crescent in the heart of exquisite Sunnylea, this quintessential mid-century sidesplit sits on an exceptional 50 x 100 ft lot, just steps from the majestic walking paths along Mimico Creek and Reid Park. Bright and spacious, the home offers ~1600 sq/ft. of living space above grade plus ~700 s/f lower level. The main floor features hardwood floors, a welcoming foyer, large picture windows, a stone fireplace and built-in china cabinet adding timeless charm. The renovated eat-in kitchen overlooks and walks out to the expansive, fully fenced backyard-complete with a deck and pergola, perfectly positioned for sunshine-filled days and peaceful evenings in a picturesque garden setting. Upstairs are three generous bedrooms with deep double closets and a spacious family bath with linen storage. The ground-level offers a den/4th bedroom overlooking backyard, 3-piece bath, coat closet and direct access to backyard. The lower-level family/recreation room provides comfortable living space with high ceiling, hardwood floors, built-in shelving & wet bar, a gas fireplace and excellent versatility for family life or entertaining, along with a large laundry room, storage room, office, cantina and cedar closet. The garage accommodates 1+ cars plus a coveted workshop. Located in the highly sought-after Sunnylea School District and just a short walk or ride to The Kingsway's shops, restaurants and amenities, Royal York TTC Station, bike paths, The Lakeshore and minutes to downtown Toronto and

Mississauga, the Gardiner Expressway, Hwy 427, UP Express, Pearson and Billy Bishop Airports. A rare opportunity to own a move-in ready classic Sunnylea home in an exceptional setting.

**Inclusions:** Chattels Including: Existing appliances including built-in dishwasher, refrigerator, stove, above-range microwave/exhaust, washer and dryer. Existing electric light fixtures and window blinds. Forced-air gas furnace and equipment, central air conditioner, gas hot water tank, central vacuum and equipment, electric garage door opener with remote/fob, alarm system (not monitored), built-in shelving (where installed), backyard pergola, workbench in garage and all other permanent fixtures now on the property.

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



<b>23 Fernalroy Blvd Toronto Ontario M8Z 3W1</b>			<b>Sold: \$2,000,000 List: \$1,699,000</b>
Toronto W07 Stonegate-Queensway Toronto			
<b>Taxes:</b> \$7,767.10/2025	<b>For:</b> Sale		<b>% Dif:</b> 118
<b>Sold Date:</b> 09/03/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 2	
Detached	<b>Fronting On:</b> N		<b>Rms:</b> 10 + 4
Link: N	<b>Acreage:</b>		<b>Bedrooms:</b> 3 + 1
Sidesplit	60 x 102 Feet		<b>Washrooms:</b> 3
	<b>Irreg:</b>		1x4xMain, 1x4xUpper, 1x3xLower
	<b>Dir/Cross St:</b> Norseman and Royal York		
	<b>Directions:</b> South of Bloor, North of Norseman, West of Royal York, East of Islington		

MLS#: W12373830

PIN#: 075200059

Assignment: N

Fractional Ownership: N

Legal: LT 58, PL 4320 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Phone:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Year Built:</b> 1954	<b>Prop Feat:</b> Fireplace/Stove	<b>Retirement:</b> N
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> None, Other	<b>HST Applicable to:</b> Included In
<b>Apx Sqft:</b> 1100-1500		<b>Sale Price:</b>
<b>Lot Shape:</b> Irregular		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Shingles		<b>Survey Type:</b> Unknown
<b>Foundation:</b> Concrete Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024 <b>POTL:</b>	N	
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.1	x 22.18	
2	Living	Ground	15.85	x 14.9	
3	Dining	Main	15.85	x 6.89	
4	Br	Main	11.75	x 10.7	
5	2nd Br	Main	11.88	x 14.47	
6	Bathroom	Main	8.14	x 8.5	4 Pc Bath
7	Prim Bdrm	Upper	20.57	x 11.91	
8	Bathroom	Upper	6.76	x 13.12	4 Pc Ensuite
9	Other	Upper	12.99	x 6	W/I Closet
10	4th Br	Lower	11.58	x 13.22	
11	Laundry	Lower	11.75	x 16.8	
12	Bathroom	Lower	5.74	x 6.1	3 Pc Bath
13	Rec	Lower	21.03	x 24.93	
14	Utility	Lower	11.84	x 7.22	

**Client Remarks:** Welcome to 23 Fernalroy, a stunning 3+1 bedroom, 3-bath sidesplit tucked into one of the most coveted pockets of Norseman Heights. With exceptional curb appeal, gorgeous landscaping, and thoughtful upgrades throughout, this home perfectly balances modern design with family-friendly living. Natural light streams through large windows into the open-concept main floor, where a spacious living and dining area flows seamlessly into a chef's kitchen designed for both everyday ease and stylish entertaining. The upper level features a private primary retreat with a sleek ensuite and walk-in closet, while the lower level provides a generous rec room with fireplace, abundant storage, and additional flexible living space to suit your family's needs. Recent enhancements elevate comfort and lifestyle, including a Master Spas TS 8.25 hot tub (2021), split natural gas line for two outdoor appliances, a fully wired Dolby Atmos home theatre in the basement den, new washer and dryer (2024), updated lawn irrigation system (2024), and a brand-new furnace (January 2025). Integrated smart home features Ring doorbell, Nest thermostat, and Samsung smart fridge add convenience and peace of mind. With its elegant finishes, modern upgrades, and unbeatable location near parks, schools, and neighbourhood amenities, 23 Fernalroy is a rare opportunity to own a home that truly has it all. Come and experience all that this remarkable property has to offer in person, you won't want to miss it!

**Inclusions:** Hot tub with cover, built-in sound system, built-in storage in second bedroom, additional storage in laundry room, deep freezer, extra fridge and storage unit in basement bedroom and laundry room.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-699-9292



**23 Humbervale Blvd  
 Toronto Ontario M8Y 3P3**

Toronto W07 Stonegate-Queensway Toronto

**Taxes:** \$6,845/2024

**For:** Sale

**Sold:** \$1,700,000  
**List:** \$1,797,950

**Sold Date:** 08/19/2025

**% Dif:** 95

**SPIS:** N

**Last Status:** SLD

**DOM:** 81

Detached

**Fronting On:** E

**Rms:** 6 + 3

Link: N

**Acreage:** <.50

**Bedrooms:** 3

2-Storey

33 x 115 Feet

**Washrooms:** 2

**Irreg:**

118 X 33.04 X 117.6 X

33.05

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Bloor/Royal York

**Directions:** From Bloor & Royal York , East on Bloor and South on Humbervale

**MLS#:** W12184210

**PIN#:** 075100069

**Legal:** PT LTS 58 & 59, PL 1724, AS IN EB254353

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b> RD (f13.5;a510;d0.45*42)
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> A
<b>Basement:</b> Full / Separate Entrance	<b>Park/Drive:</b> Private	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b> Y
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 4	<b>Phone:</b> A
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 5	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Rec Centre	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Water Heater Owned, Water Softener, Workbench	<b>Retirement:</b>
<b>Foundation:</b> Concrete Block		<b>HST Applicable to:</b> Not Subject to HST
<b>Assessment:</b> POTL:		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b> Lower		<b>Oth Struct:</b> Garden Shed
		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.29	x 13.78	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	11.29	x 10.37	Hardwood Floor	Large Window	O/Looks Backyard
3	Kitchen	Main	12.5	x 9.28	Quartz Counter	Sliding Doors	Backsplash
4	Prim Bdrm	Upper	13.09	x 11.19	Hardwood Floor	B/I Closet	Window
5	2nd Br	Upper	11.78	x 11.19	Hardwood Floor	B/I Closet	O/Looks Backyard
6	3rd Br	Upper	10.2	x 9.38	Hardwood Floor	B/I Closet	O/Looks Frontyard
7	Bathroom	Upper	8.2	x 68.9	4 Pc Bath	Quartz Counter	Renovated
8	Rec	Bsmt	14.44	x 12.5	Ceramic Floor	Pot Lights	
9	Bathroom	Bsmt	6.99	x 8.99	3 Pc Bath	Renovated	
10	Utility	Bsmt	12.99	x 10.99			
11	Laundry	Bsmt	7.51	x 4.17			

**Client Remarks:** Welcome to one of Toronto's most sought-after neighborhood's, just steps from Bloor & Royal York--where the charm of village living meets the convenience of the city. Tucked between Sunnylea and The Kingsway, this beautifully updated 3-bedroom, 2-bathroom home offers the perfect blend of character, community, and walkability. Enjoy morning strolls to Bloor Streets iconic cafes, shops, and restaurants, or hop on the nearby Royal York subway--just a short walk away, making commuting a breeze. Inside, you'll find a stylishly renovated kitchen featuring quartz countertops, a brand-new stainless steel fridge, and a new dishwasher. Both bathrooms have been thoughtfully modernized, and the refreshed basement provides ideal space for family life or entertaining. Natural light fills the home through newer Magic Windows with retractable screens on both the main and second floors. Step outside to an oversized, private backyard with lush landscaping and mature gardens perfect for summer gatherings or quiet moments of relaxation. Top-rated schools nearby include Sunnylea, OLS, Bishop Allen, and Etobicoke Collegiate (ECI). Quick access to the Gardiner, 427, and 401 completes this exceptional offering. Enjoy the best of West Toronto living at Bloor & Royal York, where everything you need is right around the corner.

**Inclusions:** SS Fridge, Samsung Stove, Maytag Washing Machine, Maytag Dryer, SS Dishwasher, Neotec Water Filtration System (as is) , Mitsubishi Electric Condensing Unit for AC with ductless split. Hot water tank, New gas boiler-2023.Window coverings

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



<b>10 Vanellan Crt</b> <b>Toronto Ontario M8Z 4A5</b>			<b>Sold: \$1,775,000</b> <b>List: \$1,799,000</b>
Toronto W07 Stonegate-Queensway Toronto			
<b>Taxes:</b> \$7,691/2025	<b>For:</b> Sale		<b>% Dif:</b> 99
<b>Sold Date:</b> 10/07/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
Bungalow-Raised	50 x 91 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xMain, 1x3xLower	
	<b>Dir/Cross St:</b> Bloor & Islington	<b>Directions:</b> Bloor & Islington	

**MLS#:** W12432046

**PIN#:** 075180387

**Legal:** Lot 1, Plan 5284; Etobicoke, City Of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 6	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 8	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Cul De Sac, Fireplace/Stove, Golf, Park, Public Transit, River/Stream, School	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Primary Bedroom - Main Floor	<b>Sale Price:</b>
<b>Foundation:</b> Block		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>
<b>Laundry lev:</b>		<b>Spec Desig:</b>
<b>Available</b>		
<b>Unknown</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.7	x 15.32	Hardwood Floor	Vaulted Ceiling	Stone Fireplace
2	Dining	Main	11.61	x 8.43	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	10.7	x 11.45	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Office	Main	11.52	x 8.14	Hardwood Floor	Window	Closet
5	Br	Main	11.32	x 12.53	Hardwood Floor	Pot Lights	Large Closet
6	Prim Bdrm	Main	9.58	x 17.32	Hardwood Floor	Large Window	Closet
7	Rec	Bsmt	18.41	x 26.18	Broadloom	Pot Lights	Window

**Client Remarks:** The Ultimate Family Haven in Coveted Etobicoke. Nestled on a quiet private court off a dead-end street, this rare gem offers the perfect blend of suburban peace and urban convenience. With mid-century modern touches, this renovated home features three spacious bedrooms and two bathrooms. The open-concept living/dining area is filled with natural light, boasting vaulted ceilings, expansive windows, and a striking stone fireplace. The upgraded kitchen includes quartz countertops, a sit-up peninsula, and ample storage, with oversized patio doors opening to a lush, private backyard ideal for entertaining or relaxing. The lower level features a large rec room with a cozy wood-burning fireplace and an oversized double garage for extra storage and ease. Enjoy top-rated schools: Our Lady of Sorrows, Norseman Junior, Etobicoke School of the Arts, and Bishop Allen Academy. Kids can safely play right outside on this traffic-free court- ride bikes, shoot hoops, or play street hockey in peace. Just a 10-minute walk to Royal York Station, this home is steps to The Kingsway's charming shops and restaurants, with easy access to the Gardiner, 427, and 401- downtown or out of town in minutes. Set on a wide, tree-free lot, the home offers exciting possibilities: a future addition, full renovation, or even a backyard pool. Move in and enjoy or take over the existing architectural plans to bring your vision to life. This is a rare opportunity to own a home in one of Etobicoke's most desirable, family-oriented communities.

**Inclusions:** All ELF's, Window coverings, Fridge, Stove, Dishwasher, Washer + Dryer.

**Listing Contracted With:** RE/MAX WEST REALTY INC. 416-769-1616



**870 Royal York Rd  
 Toronto Ontario M8Y 2V4**  
 Toronto W07 Stonegate-Queensway Toronto  
**Taxes:** \$8,822.82/2025      **For:** Sale      **% Dif:** 99  
**Sold Date:** 08/31/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 17

**Detached**      **Fronting On:** W      **Rms:** 7 + 1  
**Link:** N      **Acreage:**      **Bedrooms:** 3 + 1  
**2-Storey**      **42 x 130 Feet**      **Washrooms:** 4  
**Irreg:**      **1x4x2nd, 1x4x2nd, 1x3xBsmt,  
 1x2xMain**

**Dir/Cross St:** Bloor St & Royal York Rd      **Directions:** On Royal York South of Bloor St

**MLS#:** W12344965

**PIN#:** 075190051

**Legal:** PT BLK 13, PL 2100 ; PT LT 14, CON 2 MERIDIAN , AS IN TB944240 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1953	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School	<b>HST Applicable to</b> Not Subject to HST
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Auto Garage Door	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1500-2000	Remote, Countertop Range, On Demand Water Heater, Water Heater Owned, Water Purifier	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC	<b>Security Feat:</b> Alarm System, Security System	<b>Oth Struct:</b> Garden Shed
<b>Roof:</b> Asphalt Shingle, Flat		<b>Survey Type:</b> None
<b>Foundation:</b> Concrete Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024 <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.83	x 16.01	Open Concept	Gas Fireplace	Hardwood Floor
2	Dining	Main	12.01	x 12.01	Open Concept	W/O To Deck	Hardwood Floor
3	Kitchen	Main	10.6	x 10.01	Stainless Steel Appl	Breakfast Bar	Hardwood Floor
4	Mudroom	Main	12.01	x 8.01	W/O To Yard	2 Pc Ensuite	Hardwood Floor
5	Prim Bdrm	2nd	26.74	x 12.34	Hardwood Floor	4 Pc Ensuite	Juliette Balcony
6	2nd Br	2nd	11.84	x 10.5	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.58	x 10.01	Hardwood Floor	Window	
8	Rec	Lower	16.24	x 14.24	Gas Fireplace	B/I Desk	B/I Bookcase
9	Play	Lower	8.5	x 6.66	Tile Floor	Pot Lights	

**Client Remarks:** Experience refined living in this beautifully updated 3+1 bedroom, 4-bath home nestled in the prestigious Sunnylea neighbourhood. Impeccably finished with thoughtful design elements, the open-concept main floor showcases marble countertops and backsplash, rich hardwood floors, a gas fireplace, and French doors opening to a private, landscaped backyard retreat. A stylish powder room, dog wash station, and well-planned mudroom with built in cabinetry and walkout complete the main level with both function and flair. The rare and expansive primary suite features a Juliette balcony overlooking the serene yard and a luxurious ensuite. Two additional bedrooms share a marble-accented four-piece bath. The finished lower level offers a versatile space with a custom built-in office ideal for today's lifestyle needs and gas fireplace with custom built in bookcase surround. Step outside to a large pool-sized lot featuring a large vinyl deck and a custom-designed shed, creating an inviting outdoor escape that feels miles from the city. Located within walking distance to TTC, Kingsway shopping, and top-rated schools. Numerous upgrades throughout, including Hunter Douglas window treatments, smart home security system, irrigation system, custom cabinetry throughout and tons of storage. This home reflects true pride of ownership and attention to detail.

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



<b>48 Winston Grove</b>	<b>Sold: \$1,915,000</b>
<b>Toronto Ontario M8Y 2K9</b>	<b>List: \$1,966,000</b>
Toronto W07 Stonegate-Queensway Toronto	
<b>Taxes:</b> \$7,224.16/2025	<b>For:</b> Sale
<b>Sold Date:</b> 08/06/2025	<b>% Dif:</b> 97
<b>SPIS:</b> N	<b>Last Status:</b> SLD <b>DOM:</b> 21
Detached	<b>Fronting On:</b> N
<b>Link:</b> N	<b>Acreage:</b>
2-Storey	40 x 93.69 Feet
	<b>Irreg:</b>
<b>Dir/Cross St:</b> Bloor/ Royal York Rd	
<b>Directions:</b>	
Rpyal York Road South - Left on Glenroy - Right onto Humbervale - Left onto Winston Grove	

MLS#: W12289455

**Legal:** Plan 3201 Lot 4

**PIN#:** 075090089

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b> Hydro:
<b>Basement:</b> Full / Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b> Phone:
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1953	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Golf, Hospital, Public Transit, River/Stream, School	<b>HST Applicable to</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Patio	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Carpet Free, On Demand Water Heater, Water Heater Owned	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Security Feat:</b> None	<b>Oth Struct:</b> None
<b>Roof:</b> Asphalt Shingle, Membrane		<b>Survey Type:</b> None
<b>Foundation:</b> Block, Concrete Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

Topography: Flat						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	17.49	x 7.41		Slate Flooring
2	Living	Ground	14.99	x 13.16	Fireplace	Hardwood Floor
3	Dining	Ground	12.01	x 10.99	Crown Moulding	O/Looks Backyard
4	Kitchen	Ground	15.42	x 8.76	Stainless Steel Appl	Breakfast Bar
5	Prim Bdrm	2nd	14.01	x 11.75	W/W Closet	Hardwood Floor
6	Br	2nd	12.6	x 10.17	O/Looks Backyard	O/Looks Frontyard
7	Br	2nd	9.74	x 8.99		Hardwood Floor
8	Rec	Bsmt	16.4	x 12.99	Fireplace	O/Looks Frontyard
9	Office	Bsmt	10.5	x 8.01	Laminate	Above Grade Window
10	Laundry	Bsmt	12.99	x 9.42	Moulded Sink	3 Pc Ensuite
						Above Grade Window

**Client Remarks:** "Prime Sunnylea". Georgian Influence Brick home in this coveted west end community. Comfortable and classic, formal principal rooms bookended by oversized windows providing a plethora of natural light. Enlarged kitchen features a sleek stainless breakfast bar overlooking the landscaped backyard. Convenient main floor Powder Room. Primary Features a wall to wall built in plus closet for ample storage - shop till you drop. Two additional Bedrooms for the littles. Basement recreation room with above grade windows for movie night. A versatile home office or additional bedroom with a 3 piece ensuite. Understated Neutral Decor. Wake up at 8:15, have breakfast and be at sought after Sunnylea Public School by 8:30. Acclaimed Schools for all Ages. Enjoy tranquility, especially on evenings and weekends. Stroll to the Kingsway Shops, Restaurants, Green Grocers & TTC Entrance. Ideal neighbourhood for families looking for proximity to amenities: two community centres with pools, arenas, Humber River and Martin Goodman trails, golf courses and so much more. Easy Access to Pearson and the Financial District. You have Arrived.

**Inclusions:** STAINLESS STEEL REFRIGERATOR, DUAL FUEL STOVE, RANGEHOOD, BUILT IN DISHWASHER. FREESTANDING MICROWAVE, ELECTRIC LIGHT FIXTURES. CEILING FAN. REMOTE BLINDS, ROMAN BLINDS. FIREPLACE GRATE & SCREEN. 2 WALL MOUNT AC., BATHROOM MIRRORS. WASHER & DRYER. TANKLESS HOT WATER & BOILER.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-231-5000



<b>6 Springbrook Gdns</b> <b>Toronto Ontario M8Z 3B3</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$7,474.77/2024 <b>For:</b> Sale <b>% Dif:</b> 91 <b>Sold Date:</b> 07/18/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 10			<b>Sold:</b> \$1,815,000 <b>List:</b> \$1,995,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	40 x 129.18 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	
<b>Dir/Cross St:</b> Islington & Bloor <b>Directions:</b> Islington to Springbrook Grdns			

MLS#: W12269911

Legal: Lt 5, Pl 3743; Etobicoke, City Of Toronto

PIN#: 075180538

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Metal/Side	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 3	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Water:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Public Transit, Ravine, Rec Centre, School	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Other	<b>Retirement:</b> N
<b>Foundation:</b> Concrete Block		<b>Under Contract:</b> Hot Water Heater
<b>Assessment:</b> POTL:		<b>HST Applicable to</b> Included In
<b>POTL Mo Fee:</b>		<b>Sale Price:</b>
<b>Laundry lev:</b> Lower		<b>Farm/Agr:</b>
		<b>Oth Struct:</b>
		<b>Survey Year:</b> 2021
		<b>Survey Type:</b> Available
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.42	x 12.17	Fireplace	Hardwood Floor	2 Pc Bath
2	Dining	Main	17.25	x 11.25	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	12.08	x 12.99	Centre Island	Stone Counter	Breakfast Bar
4	Family	Main	12.08	x 11.67	Hardwood Floor	Sliding Doors	W/O To Yard
5	Prim Bdrm	2nd	13.08	x 13.5	W/I Closet	4 Pc Ensuite	O/Looks Garden
6	2nd Br	2nd	10.08	x 21.25	Window	Closet	
7	3rd Br	2nd	9.17	x 12.99	Window		
8	Rec	Lower	13.25	x 24.58	Wet Bar	Fireplace	Window
9	Br	Lower	12.83	x 11.42	Double Closet	Window	

**Client Remarks:** Welcome to this totally renovated and meticulously rebuilt detached home on a quiet, tree-lined street in one of Etobicoke's most sought-after neighbourhoods. Thoughtfully renovated from top to bottom, this bright and spacious home offers turnkey living just steps from Bloor St. and Islington subway. The main floor features a modern open-concept layout with white oak floors, powder room, and a contemporary kitchen with quartz countertops, a large island with seating for four, and a sun-filled family room with walkout to a private backyard oasis. Upstairs, the serene primary suite includes a walk-in closet and 4-pc ensuite bath. Two additional bedrooms share a stylish bathroom with double vanity perfect for family living. The fully finished lower level offers a generous recreation room with wet bar, guest bedroom/office, 3-pc bath, laundry room, and ample storage. Set on a nearly 130-foot deep lot with professional landscaping, this home features a private drive and detached garage, plus perennial gardens front and back. Curb appeal, functionality, and location just steps from top-rated schools (Our Lady of Sorrows, Norseman JMS, Bishop Allen, Etobicoke CI), parks, and the shops and transit of Bloor St. A true gem in a family-friendly community.

**Inclusions:** All appliances including refrigerator, oven, dishwasher, microwave, Tittla wine fridge, LG Washer and Dryer. All light fixtures, all window coverings. Black cabinets in dining room, floating shelves in living room, Black floating shelf in kitchen, Black floating shelf in 2nd bedroom, White floating shelves and bookcase in 3rd bedroom. Electric fireplaces. Security system (monitoring extra).

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



<b>30 Sunnylea Ave W Toronto Ontario M8Y 2J7</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$9,064/2025 <b>Sold Date:</b> 10/11/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,162,500 <b>List:</b> \$2,249,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 9 + 3	<b>For:</b> Sale
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	<b>% Dif:</b> 96
2-Storey	37.5 x 95 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x3x2nd, 1x3x2nd, 1x3xBsmt	
	<b>Dir/Cross St:</b> Bloor & Royal York	<b>Directions:</b> Bloor & Royal York	

**MLS#:** W12441939

**PIN#:** 075090278

**Legal:** PT 46, PL 3201; Etobicoke, City of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b> No	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1945	<b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Landscaped	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Interior Feat:</b> Central Vacuum	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Not Applicable		<b>Oth Struct:</b> Shed
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 10.76	Stone Fireplace	Leaded Glass	Hardwood Floor
2	Dining	Main	18.18	x 8.43	Combined W/Living	Panelled	Hardwood Floor
3	Den	Main	8.43	x 7.09	Panelled	Vaulted Ceiling	W/O To Garden
4	Kitchen	Main	14.01	x 9.51	Renovated	Marble Counter	Stainless Steel Appl
5	Family	Main	18.18	x 10.01	Open Concept	Stone Fireplace	Tile Floor
6	Prim Bdrm	2nd	19	x 9.91	Skylight	W/I Closet	3 Pc Ensuite
7	3rd Br	2nd	12.5	x 11.58	Closet	Leaded Glass	Hardwood Floor
8	4th Br	Lower	15.32	x 10.76	Ceramic Floor		
9	Rec	Lower	22.93	x 20.67	Heated Floor	Stone Fireplace	B/I Bookcase
10	Laundry	Lower	8.99	x 8.5	B/I Shelves	Laundry Sink	

**Client Remarks:** This charming family home, built in 1945 and extensively restored in 2010, captures the warmth of an English countryside cottage long admired in Sunnylea. Framed by perennial gardens to the north and south, the property is filled with natural light and offers beauty and privacy. Tudor Revival features include pitched gabled roofs with red shingles, a stone facade, and diamond-paned leaded windows that reinforce its timeless appeal. Inside, the home blends craftsmanship with modern convenience. The inviting kitchen features an AGA range, marble counters, breakfast area, and adjoining family room with a wood-burning fireplace a hub for family life and entertaining. A panelled dining room with stone fireplace offers elegance, while the living room with sunny office nook creates warmth and utility. Upstairs, a split plan separates the private primary suite from a family wing with two bedrooms and bath. The lower level adds a recreation room with fireplace, bedroom, and full bath ideal for guests, teens, or home office use. Sunnylea is one of Etobicoke's most coveted enclaves, celebrated for tree-lined streets, mature greenery, and enduring country charm in the city. Families value its proximity to Sunnylea Junior School, consistently top-ranked, as well as Sunnylea Park, Mimico Creek, and the Humber River.

**Inclusions:** All existing appliances and window coverings per Schedule B

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



<b>187 Prince Edward Dr S</b> <b>Toronto Ontario M8Y 3X1</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$8,362.82/2025 <b>Sold Date:</b> 09/26/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold:</b> \$2,340,000 <b>List:</b> \$2,399,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 9 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 2	
1 1/2 Storey	55 x 110 Feet	<b>Washrooms:</b> 4	
<b>Dir/Cross St:</b> Prince Edward Dr S/Bloor St <b>Directions:</b> S of Bloor, at the corner of Prince Edward Dr S & Kingslea Gardens			2x4x2nd, 1x3xBsmt, 1x2xMain

**MLS#:** W12411157

**PIN#:** 075080070

**Legal:** PLAN 3617 LOT 2

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> Inground	<b>Retirement:</b>
<b>Year Built:</b> 1949	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Landscaped, Lighting,	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1500-2000	Privacy	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, Sump Pump,	<b>Oth Struct:</b>
<b>Roof:</b> Shingles	Water Heater Owned, Storage	<b>Survey Type:</b>
<b>Foundation:</b> Concrete		<b>Spec Desig:</b>
<b>Assessment:</b> <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	47.24	x 40.35	Open Concept	Quartz Counter	Stainless Steel Appl
2	Dining	Main	47.24	x 27.89	Hardwood Floor	Large Window	Wainscoting
3	Living	Main	72.18	x 40.03	Hardwood Floor	Large Window	Gas Fireplace
4	Family	Main	36.42	x 39.7	Hardwood Floor	Bay Window	W/O To Yard
5	Foyer	Main	20.05	x 19.03	Hardwood Floor	Open Concept	Staircase
6	Mudroom	Main	34.45	x 39.7	Hardwood Floor	Open Concept	Large Window
7	Prim Bdrm	2nd	43.01	x 34.12	Hardwood Floor	4 Pc Ensuite	W/I Closet
8	2nd Br	2nd	52.49	x 40.03	Hardwood Floor	B/I Shelves	Large Closet
9	3rd Br	2nd	43.01	x 34.12	Hardwood Floor	B/I Shelves	O/Looks Frontyard
10	Rec	Bsmt	69.55	x 37.73	Gas Fireplace	B/I Bookcase	Above Grade Window
11	Br	Bsmt	38.71	x 35.43	Large Window	Pot Lights	
12	Office	Bsmt	41.67	x 42.98	Large Window		
13	Laundry	Bsmt	39.04	x 23.29	Tile Floor	Laundry Sink	Window

**Client Remarks:** Discover 187 Prince Edward Dr S - an enchanting home in the sought-after Sunnylea area. This beautifully maintained residence offers approximately 2,800 square feet of versatile living space, including 3+2 bedrooms, 4 bathrooms, and a fully finished basement with a nanny suite. Curb appeal at its finest - lush landscaping, a wraparound cobblestone walkway, ample parking, and a rare double entry from both Prince Edward Drive and Kingslea Gardens. Step into a bright, open-concept main floor with expansive windows, sun-drenched views, a gas fireplace in the piano room, pot lights throughout, and refined details including wainscoting, crown molding, and hardwood floors. Step out to a private patio with a gas BBQ line and enjoy a large entertainers backyard, complete with an in-ground pool and gazebo - perfect for evenings under the stars. Additional highlights include recent renovations, built-in storage, forced air & central A/C, custom features, and the potential to expand above the garage. Nestled in one of Etobicoke's most desirable family-friendly neighbourhoods, you'll have access to top-rated schools, Sunnylea Park with tennis courts only steps away, and vibrant cafes and shops along Bloor Street West, near The Kingsway.

**Inclusions:** All existing: electrical light fixtures, existing appliances (including fridge, stove, rangehood, dishwasher, microwave), laundry machines (washer and dryer), window covering Nest Camera, 2 Nest doorbells, Nest thermostat, Gazebo, Gazebo sectional, pool equipment (includes heater, pump, fence, cover,), bbq, tankless water heater, gas inserts in each of 2 fireplaces, window cushion in second floor bedroom, outdoor solar lights. All inclusions are in AS IS condition

**Listing Contracted With:** CITYSCAPE REAL ESTATE LTD. 905-241-2222



**MLS#:** W12258462      **PIN#:** 075100249  
**Legal:** PT LTS 4, 5 & 6, PL 2318, AS IN EB171641 ; ETOBICOKE , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>			
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>			
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>			
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal			
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 5	<b>Water Supply Type:</b>			
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 5	<b>Sewer:</b> Sewers			
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>			
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>			
<b>Year Built:</b> 2012	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to:</b> Not Subject to HST			
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Sale Price:</b>			
<b>Apx Sqft:</b> 2000-2500		<b>Farm/Agr:</b>			
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>			
<b>Roof:</b> Flat		<b>Survey Type:</b> None			
<b>Foundation:</b> Poured Concrete		<b>Spec Desig:</b> Unknown			
<b>Assessment:</b> <b>POTL:</b>					
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>					
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remarks:</b> Modern Living in Prime Sunnylea. Tucked on a quiet, family-friendly street just steps from the Bloor strip, 5 Bermuda Avenue offers the best of west-end living in one of Etobicoke's most sought-after neighbourhoods. Thoughtfully designed and custom built in 2012, this four-bedroom home pairs modern comfort with timeless style. Perfectly suited for a growing family. The main level is open and inviting, with generous principal rooms, expansive windows, and a seamless flow from living to dining to the oversized eat-in kitchen. A walkout to the south-facing backyard makes for easy entertaining and everyday indoor-outdoor living. Upstairs, four well-proportioned bedrooms include a spacious primary retreat with a tranquil ensuite. A second-floor laundry room adds practical convenience. The finished lower level extends the home's versatility with a large recreation space ideal for movie nights or playtime, a full bathroom, and a versatile fifth bedroom or home office. Set on a 30 x 120-foot lot with an insulated detached garage, this is a rare opportunity to plant roots and grow in a location that truly has it all: top-rated schools, parks, the subway, and the vibrant Kingsway high street all just moments away. <b>Inclusions:</b> Kitchen Appliances: Built-in Thermador Fridge & Freezer, Bosch Dishwasher, Wolf Oven with 6-Burner Gas Range, Microwave, Samsung Washer & Dryer. All Electric Light Fixtures, All Window Coverings, basement Murphy bed. <b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000					



<b>25 Humbervale Blvd</b> <b>Toronto Ontario M8Y 3P3</b> Toronto W07 Stonegate-Queensway Toronto <b>Taxes:</b> \$11,123/2024 <b>Sold Date:</b> 11/04/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 54			<b>Sold:</b> \$2,900,000 <b>List:</b> \$3,150,000 <b>% Dif:</b> 92
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 10 + 1	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1	
2-Storey	34 x 117.7 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x5xUpper, 1x5xUpper, 1x3xLower	
<b>Dir/Cross St:</b> Bloor Street & Royal York Rd			<b>Directions:</b> Bloor Street & Royal York Rd

MLS#: W12397132

PIN#: 075100070

Legal: PT LT 59, PL 1724, AS IN EB357076 ; ETOBICOKE ; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Full	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Exterior Feat:</b> Deck, Landscaped, Patio, Privacy, Porch	<b>Retirement:</b>
<b>Foundation:</b> Poured Concrete	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, Floor Drain, In-Law Capability, Sump Pump, Upgraded Insulation, Water Heater	<b>HST Applicable to:</b> Included In <b>Sale Price:</b>
<b>Assessment:</b> POTL:		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b>		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	17.32	x 14.76	Gas Fireplace	Built-In Speakers	
2	Dining	Main	12.4	x 11.42	Crown Moulding	Wainscoting	Hardwood Floor
3	Living	Main	11.52	x 11.42	Gas Fireplace	Wainscoting	Hardwood Floor
4	Kitchen	Main	8.33	x 10.24	Marble Floor	Granite Counter	Stainless Steel Appl
5	Breakfast	Main	12.83	x 10.24	Crown Moulding	Hardwood Floor	
6	Prim Bdrm	Upper	16.67	x 14.4	Vaulted Ceiling	W/I Closet	Ensuite Bath
7	2nd Br	Upper	16.83	x 13.25	Vaulted Ceiling	W/I Closet	
8	3rd Br	Upper	14.5	x 11.32	Vaulted Ceiling	Hardwood Floor	Crown Moulding
9	4th Br	Upper	12.17	x 9.84	Pocket Doors	Hardwood Floor	Crown Moulding
10	Rec	Lower	27	x 17.42	Gas Fireplace	Heated Floor	Wet Bar
11	Exercise	Lower	15.75	x 9.42	Porcelain Floor	Heated Floor	

**Client Remarks:** Welcome To 25 Humbervale Blvd, A Stunning Neoclassical Custom - Built Home In One Of Etobicoke's Most Sought After Neighbourhoods. Offering 4+1 Bedrooms And 3+1 Bathrooms With over 3700 Sq.Ft Of Total Living Space, This Residence Combines Timeless Craftsmanship With Modern Comforts. Currently, This 4th Bedroom Has Been Converted To A Home Office. Step Inside To Elegant Marble Landings, Wainscot Paneling, And Detailed Crown Moulding. The Main Level Features Soaring 10-Ft Ceilings And Hardwood Floors, With Striking Herringbone Hardwood In The Living And Dining Rooms, While The Family Room Is Anchored By A Sleek Gas Fireplace And Custom Built-Ins. The Gourmet Kitchen Is A Showpiece With Carrera Marble Finishes, An Oversized Granite Island, Top-Tier Integrated Appliances Including A Wolfe Gas Stove & Oven With Wall-To-Wall Windows And French Doors That Open To A Professionally Landscaped Sanctuary. A Control 4 Smart System And Sonos Speakers Throughout The Home Elevate Everyday Living. Upstairs, All Bedrooms Feature Vaulted Ceilings, With The Primary Retreat Offering A Walk-In Closet And A Spa-Inspired Ensuite With Mosaic Marble Tile. A Pocket-Door Entry Leads To The Private Home Office. The Fully Finished Lower Level Includes Radiant-Heated Porcelain Floors, A Spacious Recreation Area, An Additional Bedroom/Exercise Room, Full Bath, And A Quartz - Finished Wet Bar Complete With An Island For Entertaining, Or As A Flexible In-Law Suite. An Additional Gas Fireplace Adds Warmth And Character To The Home. Perfectly Located Less Than One Block From Bloor Street, This Prime Location Provides A Peaceful Heaven While Keeping Shops, Restaurants, Transit, And Amenities At Your Doorstep. With Royal York Subway Station Only Steps Away, Commuting Downtown Is Seamless.

**Inclusions:** All ELFS & Window Coverings. Control 4 Smart System (all audio and sound network equipment - two receivers, two Apple TV units). All Three TVs. All Built in Ceiling Sonos Speakers. Kitchen Wolfe 36" 6 Burner Gas Stove & Oven, Bosch Dishwasher, Jenn - Air 42' Intergrated Fridge, Samsung Washer & Dryer. Nest Thermostat. Garage Remote. Customs Built-in Cabinetry Throughout. See Feature Sheet Attached.

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