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|--|---|---|--|--|
|  | 157 1/2 Roslin Ave Toronto Ontario M4N 1Z5 Toronto C04 Lawrence Park North Toronto Taxes: \$8,738.87/2025 Sold Date: 10/24/2025 SPIS: N Last Status: SLD DOM: 9 | | | Sold: \$1,600,000 List: \$1,499,000 |
| | Detached Link: N 2-Storey | Fronting On: S Acreage: 25 x 130 Feet Irreg: | Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x2xBsmt, 1x4x2nd | % Dif: 107 |

MLS#: C12462540

PIN#: 105390063

Legal: PCL 1-1, SEC M275 ; PT LOT 1, PLAN M275 , PART 1 & 2 , 66R3081 , S/T RIGHT OF WAY OVER PT 2 66R3081; T/W RIGHT OF WAY OVER PT LOT 1 PLAN M275 PT 3 66R3081 AS IN A215092 ; TORONTO , CITY OF TORONTO

| | | |
|--|---|---|
| Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1967 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Cul De Sac, Golf, Hospital, Place Of Worship, Public Transit, School Exterior Feat: Porch Interior Feat: None | Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown |
|--|---|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------|-------------------|
| 1 | Living | Main | 16.01 | x 10.99 | Hardwood Floor | Picture Window | Crown Moulding |
| 2 | Dining | Main | 12.01 | x 9.25 | Hardwood Floor | Picture Window | Crown Moulding |
| 3 | Kitchen | Main | 12.01 | x 8.66 | Tile Floor | Eat-In Kitchen | Window |
| 4 | Prim Bdrm | 2nd | 12.24 | x 10.99 | Broadloom | Picture Window | Closet |
| 5 | 2nd Br | 2nd | 13.25 | x 9.25 | Broadloom | Window | Closet |
| 6 | 3rd Br | 2nd | 9.58 | x 8.76 | Broadloom | Window | Closet |
| 7 | Rec | Bsmt | 9.58 | x 10.66 | Laminate | Window | Combined W/Office |
| 8 | 4th Br | Bsmt | 8.76 | x 10.66 | Laminate | Window | |
| 9 | Laundry | Bsmt | 8.6 | x 7.15 | Concrete Floor | Window | |

Client Remarks: The lifestyle you have been waiting for in this wonderful family home. Features 3+1 Bedrooms, Open concept living & dining with lots of light & newer hardwood floors. Side entrance to lower level was used as a separate guest suite by the owner. South-Facing Garden located on a Quiet Cul-de-sac. This home has forced air gas with central air conditioning. New windows and exterior doors in June 2024. A very child-friendly street where you will enjoy meeting all your future friends and make dreams come true. In the Best School Districts - Bedford Park up to Grade 8, Lawrence Park High School, Blessed Sacrament. Walk to Wanless Park Tennis Club & TFS. Short Walk to TTC, Yonge Street, Shops & Dining apprx 5 to 8 mins. Easy access to the 401. Detached garage with mutual drive. Front Yard Parking is Non-Conforming.

Inclusions: Fridge, Stove, Washer, Dryer, All Electric Light Fixtures, Central Air Conditioning-as is condition, All Chattels in As Is Condition

Listing Contracted With: MCCANN REALTY GROUP LTD. 416-481-2355



| | | | |
|--|-----------------------|---------------------|--|
| 11 Ardrossan Pl Toronto Ontario M4N 2X2 Toronto C04 Lawrence Park North Toronto Taxes: \$8,709.70/2025 Sold Date: 10/04/2025 SPIS: N | | | Sold: \$1,738,000 List: \$1,649,000 |
| Detached | Fronting On: E | Rms: 8 | For: Sale |
| Link: N | Acreage: | Bedrooms: 4 | % Dif: 105 |
| 3-Storey | 25 x 135 Feet | Washrooms: 3 | Dir/Cross St: Mt Pleasant Rd / Lawrence Ave E. Directions: Via Google Maps |

MLS#: C12441958

PIN#: 211420346

Legal: See Schedule B.

| | | |
|------------------------------|--|--------------------------------------|
| Kitchens: 1 | Exterior: Brick / Other | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Unfinished | Park/Drive: Mutual | Gas: |
| Fireplace/Stv: Y | Drive: Mutual | Water: |
| Heat: Radiant / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Wall Unit | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Year Built: 1929 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School | HST Applicable to Included In |
| Yr Built Source: MPAC | Interior Feat: Other | Sale Price: |
| Apx Sqft: 2000-2500 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Shingles | | Survey Type: |
| Foundation: Block | | Spec Desig: |
| Assessment: POTL: | | Available |
| POTL Mo Fee: | | Other |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|------------|-------|-------------|------------|------------------|--------------------|----------------|
| 1 | Foyer | Main | 10.01 | x 6 | Closet | 2 Pc Bath | |
| 2 | Living | Main | 18.41 | x 12.01 | Bay Window | Fireplace | Hardwood Floor |
| 3 | Dining | Main | 13.25 | x 10.76 | Wainscoting | Leaded Glass | Hardwood Floor |
| 4 | Kitchen | Main | 11.84 | x 7.84 | B/I Shelves | O/Looks Family | Hardwood Floor |
| 5 | Family | Main | 17.49 | x 17.42 | B/I Shelves | W/O To Garden | Hardwood Floor |
| 6 | Prim Bdrrm | 2nd | 12.24 | x 12.07 | Closet | O/Looks Frontyard | Hardwood Floor |
| 7 | 2nd Br | 2nd | 11.68 | x 10.76 | Closet | O/Looks Backyard | Hardwood Floor |
| 8 | 3rd Br | 2nd | 10.07 | x 8.17 | Closet | North View | Hardwood Floor |
| 9 | Sunroom | 2nd | 9.09 | x 8.01 | O/Looks Backyard | East View | Hardwood Floor |
| 10 | 4th Br | 3rd | 14.01 | x 13.25 | South View | 2 Pc Bath | Broadloom |
| 11 | Utility | Lower | 32.48 | x 18.34 | Unfinished | Above Grade Window | Concrete Floor |

Client Remarks: Right out of a storybook with a red brick facade and a endearing arched front doorway, 11 Ardrossan Place is as inviting on the inside as its exterior charm. Mature gardens line the pathway from the curb on this one-block street that is just steps to Yonge and Lawrence. The foyer holds not one but two front hall closets, as well as a concealed two-piece powder room under the staircase. Stepping into the principal rooms, the sight-lines within the house expand from the oversized living room straight through the family room addition. A wood burning fireplace anchors the living room, and a large bay window overlooks the pretty front garden. The dining room is wrapped in original wainscoting, and connects directly to the kitchen which, while older, is fully functional and with full-sized appliances and excellent storage. The family room addition was added in the late-70's by the current owner, nearly doubling the size of the main floor footprint. A wall of glass overlooks the beautifully curated garden and roomy patio area for outdoor dining. The garden expands to full-width behind the garage, and is awarded with full sun and generous set backs from neighbouring properties. The second floor holds three bedrooms, two of which have tandem spaces. The primary bedroom at the front of the house has a tandem dressing room, while the north-east bedroom has a tandem sun room/office that overlooks the garden. All of these bedrooms have closets. A surprising third floor opens to expose a fourth bedroom with a two-piece powder room and additional storage tucked into the knee walls. The basement is completely unfinished, and ready for your future finishings as you see fit. Set within the Bedford Park Public School district, and Lawrence Park Cl. Enjoy weekends in Wanless Park playing tennis, watching kids play soccer and baseball, or throwing the ball for your dog. Commute to work via the Yonge subway line, and escape the city with quick access to the 401.

Inclusions: See Schedule B.

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



168 Roslin Ave
Toronto Ontario M4N 1Z6
 Toronto C04 Lawrence Park North Toronto

Taxes: \$8,468.39/2025 **For:** Sale **% Dif:** 97

Sold Date: 07/11/2025

SPIS: N **Last Status:** SLD **DOM:** 35

Detached **Fronting On:** N **Rms:** 6
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25 x 125 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xBsmt

Dir/Cross St: Yonge & Lawrence **Directions:** Mount Pleasant & Roslin

MLS#: C12202897

PIN#: 105390285

Legal: PCL 25-2, SEC M275 ; PT LOT 25, PLAN M275 ,

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Roof: Asphalt Shingle
Foundation: Unknown
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive: Available
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Cul De Sac, Fireplace/Stove, Golf, Library, Park, Public Transit, School
Interior Feat: Other

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

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|----------------|----------------|----------------|
| 1 | Living | Ground | 18.67 | x 11.38 | Hardwood Floor | Fireplace | Picture Window |
| 2 | Dining | Ground | 11.48 | x 9.19 | Hardwood Floor | Picture Window | |
| 3 | Kitchen | Ground | 11.58 | x 7.55 | Hardwood Floor | Window | Renovated |
| 4 | Office | Ground | 7.78 | x 5.28 | Hardwood Floor | W/O To Deck | Closet |
| 5 | Prim Bdrm | 2nd | 11.09 | x 9.32 | Hardwood Floor | Closet | Window |
| 6 | 2nd Br | 2nd | 12.7 | x 8.79 | Hardwood Floor | Closet | Window |
| 7 | 3rd Br | 2nd | 11.81 | x 8.79 | Hardwood Floor | Closet | Window |
| 8 | Rec | Bsmt | 13.98 | x 10.83 | Broadloom | Picture Window | |
| 9 | 4th Br | Bsmt | 18.9 | x 6.69 | Broadloom | Pot Lights | |
| 10 | Laundry | Bsmt | 0 | 0 | Tile Floor | Window | |

Client Remarks: Flr with Hardwood Floors throughout. The charming living room features a gorgeous wood fireplace with a large window that floods the space with natural light. The spacious dining room also boasts a generous window overlooking the backyard and connects to the kitchen. The bright, newly Renovated eat in kitchen is a true show-stopper featuring sleek white cabinetry, new flooring, modern appliances, and an open-concept eat-in area perfect for casual dining. Just off the kitchen, a dedicated office offers the ideal space for working from home or tackling homework. Upstairs you'll find three well-sized bedrooms for Queen & King Beds, each with ample closet space and large windows that allow for an abundance of natural light. A fully renovated 4-piece bathroom completes the second level, along with fresh hardwood floors throughout. The finished lower level adds exceptional versatility with a fourth bedroom, powder room, laundry room with utility sink, and a cozy recreation room featuring broadloom, built-in desk, and windows. Walk out to the back deck and enjoy the beautifully landscaped yard, perfect for entertaining, outdoor dining, or letting the kids play. Additional updates include Updated Wiring, Waterproofing Completed aprx 5 years ago. Just a Short Walk to Wanless Park, Yonge St with Fine Dining, Shops and TTC access. Short Walk to Lawrence Station. 5 min Drive to 401, Don Valley Golf Course & More. Located in the Highly Sought After Bedford Park PS & Lawrence Park CI School District. An ideal family home - move in and enjoy or renovate and make it your own. Front Parking Pad is Legal.

Inclusions: Fridge, Stove, Microwave (2024), Dishwasher, Washer, Dryer (2024), All Electric Light Fixtures, All Window Coverings, Central Air Conditioning System, 2 Stage Furnace (2022)

Listing Contracted With: [MCCANN REALTY GROUP LTD.](#) 416-481-2355



| | | | |
|--|-----------------------|------------------------|--|
| 61 Braeside Rd Toronto Ontario M4N 1X9 Toronto C04 Lawrence Park North Toronto Taxes: \$10,368.70/2025 Sold Date: 11/28/2025 SPIS: N Last Status: SLD DOM: 2 | | | Sold: \$2,090,000 List: \$2,100,000 For: Sale % Dif: 100 |
| Detached | Fronting On: E | Rms: 7 + 2 | |
| Link: N | Acreage: | Bedrooms: 3 + 1 | |
| 2-Storey | 26 x 100 Feet | Washrooms: 4 | |
| Irreg: Dir/Cross St: Wanless Ave/Mildenhall Rd/Hastlemere Rd. Directions: Mount Pleasant/Wanless Park | | | 1x2xMain, 2x4x2nd, 1x4xLower |

MLS#: C12577614

PIN#: 105390185

Legal: Plan 1707 Part Lots 196 & 197

| | | |
|--|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick / Stucco/Plaster | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: Y |
| Basement: Finished / Separate Entrance / Full | Park/Drive: Private | Hydro: Y |
| Fireplace/Stv: Y | Drive: Private | Gas: Y |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: Y |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Library, Park, Public Transit, School | Waterfront: |
| Roof: Asphalt Shingle | Interior Feat: None | Retirement: |
| Foundation: Unknown | | HST Applicable to: Included In |
| Assessment: POTL: | | Sale Price: |
| POTL Mo Fee: | | Farm/Agr: |
| Laundry lev: | | Oth Struct: |
| | | Survey Type: |
| | | Spec Desig: |
| | | Available |
| | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1 | Living | Main | 20.05 | x 13.32 | Hardwood Floor | Bay Window | Walk-Out |
| 2 | Kitchen | Main | 12.43 | x 11.25 | Open Concept | Eat-In Kitchen | Breakfast Bar |
| 3 | Breakfast | Main | 12.43 | x 8.79 | Open Concept | Eat-In Kitchen | Leaded Glass |
| 4 | Family | Main | 17.39 | x 15.49 | W/O To Yard | W/W Fireplace | Open Concept |
| 5 | Prim Bdrm | 2nd | 17.49 | x 11.29 | 4 Pc Ensuite | Balcony | W/I Closet |
| 6 | 2nd Br | 2nd | 11.84 | x 10.96 | Hardwood Floor | Window | Closet |
| 7 | 3rd Br | 2nd | 10.96 | x 10.17 | Hardwood Floor | Window | Closet |
| 8 | 4th Br | Lower | 10.93 | x 9.74 | Broadloom | Double Closet | Above Grade Window |
| 9 | Rec | Lower | 27.62 | x 17.49 | Broadloom | B/I Desk | Above Grade Window |
| 10 | Laundry | Lower | 14.14 | x 13.35 | Tile Floor | Separate Rm | Laundry Sink |

Client Remarks: Live on the Park. Coveted, turn key exceptional home on a quiet tributary on Prime, Wanless Park. Centre Hall Family Home with exceptional principal rooms, Ideally Situated On a Private Stretch Of Braeside Road, Just Steps To Wanless Park And The Granite Club. Sun Filled 3+1 spacious Bedrooms, 4 Baths including a main floor powder room. The Primary suite boasts a Walk-out balcony with vistas of the park, a triple and double closet, and more. The Functional Layout invites you to your Open Concept Kitchen With Breakfast Bar Overlooking The Family Room and dining area. Walk-out from Kitchen area to fully fenced private yard ideal for children and pets. Formal Living Room With Wood Burning Fireplace Creates The Perfect Setting For Entertaining. Finished Basement With Separate Entrance, offers an additional bedroom, recreational room, Full bath, all above grade windows, ideal for Nanny/In-Law Suite. All of the windows are outfitted with blinds. Wanless Park is host to LPAA, community fairs, winter ice rink managed by the residents, Tennis Club, water park and more. Located In One Of Toronto's Most Desirable School Districts, Steps To Bedford Park PS, Crescent School, Toronto French School, Blessed Sacrament CES, TTC, Granite Club, Rosedale Golf Club, Sunnybrook Hospital.

Inclusions: Fridge, Stove, B/I Dishwasher, B /I Convection Microwave With Exhaust Fan, Washer, Dryer, All Lights, All Window Coverings, Shed.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-487-4311



| | | | |
|---|-----------------------|---|--|
| 194 Snowdon Ave Toronto Ontario M4N 2B2 Toronto C04 Lawrence Park North Toronto Taxes: \$13,275.72/2025 Sold Date: 09/27/2025 SPIS: N Last Status: SLD DOM: 2 | | | Sold: \$2,450,000 List: \$2,495,000 % Dif: 98 |
| Detached | Fronting On: N | Rms: 8 + 2 | |
| Link: N | Acreage: | Bedrooms: 3 + 1 | |
| 2-Storey | 30.04 x 125.15 Feet | Washrooms: 4 | |
| | Irreg: | 1x4x2nd, 1x3x2nd, 1x3xBsmt, 1x2xMain | |
| Dir/Cross St: Mount Pleasant / Snowdon | | | Directions: Mount Pleasant / Snowdon |

MLS#: C12427482

PIN#: 103560445

Legal: PCL 33-1, SEC M370 ; LOT 33, PLAN M370 ; TORONTO, CITY OF TORONTO

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Other / 1 | Cable TV: |
| Basement: Finished / Separate Entrance | Park/Drive: Private | Hydro: |
| Fireplace/Stv: Y | Drive: Private | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 3 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School | Waterfront: |
| Roof: Not Applicable | Interior Feat: Guest Accommodations, In-Law Suite, Storage Area Lockers | Retirement: |
| Foundation: Not Applicable | Security Feat: Alarm System, Security System | HST Applicable to: Included In |
| Assessment: POTL: | | Sale Price: |
| POTL Mo Fee: | | Farm/Agr: |
| Laundry lev: Lower | | Oth Struct: |
| | | Survey Type: Unknown |
| | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------------|-------------------|
| 1 | Living | Main | 15.42 | x 12.4 | Hardwood Floor | Fireplace | Combined W/Dining |
| 2 | Kitchen | Main | 15.12 | x 9.42 | Centre Island | Stainless Steel Appl | Open Concept |
| 3 | Dining | Main | 18.11 | x 10.4 | Hardwood Floor | Combined W/Living | Open Concept |
| 4 | Family | Main | 10.6 | x 9.61 | Hardwood Floor | W/O To Deck | Combined W/Dining |
| 5 | Prim Bdrm | 2nd | 21.78 | x 13.29 | W/O To Balcony | W/I Closet | 3 Pc Ensuite |
| 6 | 2nd Br | 2nd | 12.07 | x 11.94 | Hardwood Floor | Closet | Large Window |
| 7 | 3rd Br | 2nd | 10.3 | x 7.28 | Hardwood Floor | Closet | Large Window |
| 8 | Rec | Bsmt | 18.73 | x 14.4 | Broadloom | Window | Pot Lights |
| 9 | Br | Bsmt | 9.97 | x 9.12 | Broadloom | Closet | Window |
| 10 | Laundry | Bsmt | 7.91 | x 6 | Tile Floor | | |

Client Remarks: Welcome to 194 Snowdon Ave in coveted Teddington Park. This elegant detached home features 3+1 bedrooms, 4 bathrooms, and sun-filled principal rooms with hardwood floors. The modern kitchen with stone counters and stainless steel appliances opens to a private backyard retreat with a custom built deck. Upstairs, serene bedrooms include a primary with spa-inspired ensuite. The finished lower level adds a flexible rec/office space and guest suite with full bath. A detached garage plus parking for 3 cars provides ample convenience. Ideally located near Yonge, subway, shops, cafes, top schools, Rosedale Golf Club, and The Granite Club.

Inclusions: Stainless steel kitchen appliances, washer, dryer, existing window coverings, electrical light fixtures (except exclusions in second and third bedroom on second floor), TVs and wall mounts in garage and primary bedroom on second floor, Acapulco chairs and table on balcony of primary bedroom, fridge in basement, built-in speaker system, garage door opener and remote, heated garage, alarm system, fireplace (no remote), heated floors in bathrooms and foyer.

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



| | | | |
|---|---|---|--|
| 23 Rothmere Dr Toronto Ontario M4N 1V3 Toronto C04 Lawrence Park North Toronto Taxes: \$10,245.71/2024 Sold Date: 07/07/2025 SPIS: N Last Status: SLD DOM: 42 | | | Sold: \$2,720,000 List: \$2,799,000 |
| Detached | Fronting On: S | Rms: 9 | |
| Link: N | Acreage: | Bedrooms: 3 + 2 | |
| Bungalow | 75 x 94 Feet | Washrooms: 3 | |
| | Irreg: | 2x3xMain, 1x3xBsmt | |
| | Dir/Cross St: Mildenhall Rd & Lawrence Ave E | Directions: Mildenhall Rd & Lawrence Ave E | |

MLS#: C12174352

PIN#: 103570097

Legal: LOT 10 PLAN 3257; PT LOT 11 PLAN 3257, AS IN TB920195; NORTH YORK CITY OF TORONTO

| | | |
|--------------------------------------|--|--|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Built-In / 2 | Cable TV: |
| Basement: Full | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Private Double | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 4 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 6 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Fireplace/Stove | HST Applicable to: Not Subject to HST |
| Lot Size Source: GeoWarehouse | Interior Feat: Auto Garage Door | Sale Price: |
| Roof: Asphalt Shingle | Remote, Primary Bedroom - Main Floor | Farm/Agr: |
| Foundation: Concrete Block | | Oth Struct: |
| Assessment: POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: | | Available |
| | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------------|---------------------|--------------------|
| 1 | Foyer | Main | 6 | x 3.74 | Limestone Flooring | French Doors | |
| 2 | Living | Main | 21.1 | x 13.58 | Picture Window | Hardwood Floor | Fireplace |
| 3 | Dining | Main | 13.85 | x 12.17 | Hardwood Floor | Pot Lights | Combined W/Living |
| 4 | Sunroom | Main | 18.01 | x 7.35 | W/O To Yard | Picture Window | Pot Lights |
| 5 | Kitchen | Main | 14.17 | x 13.42 | Stainless Steel Appl | Marble Floor | Granite Counter |
| 6 | Mudroom | Main | 8.66 | x 6.99 | Closet | Picture Window | Limestone Flooring |
| 7 | Prim Bdrm | Main | 15.68 | x 12.24 | Window | Pot Lights | 3 Pc Ensuite |
| 8 | 2nd Br | Main | 13.58 | x 13.16 | Hardwood Floor | California Shutters | Double Closet |
| 9 | 3rd Br | Main | 12.24 | x 11.91 | Pot Lights | Double Closet | Hardwood Floor |
| 10 | Rec | Bsmt | 26.35 | x 15.42 | Laminate | California Shutters | Fireplace |
| 11 | 4th Br | Bsmt | 14.01 | x 11.91 | Window | Closet | Laminate |
| 12 | 5th Br | Main | 12.93 | x 11.91 | Closet | Laminate | Window |
| 13 | Utility | Main | 18.34 | x 13.58 | Concrete Floor | | |
| 14 | Bathroom | Bsmt | 6.66 | x 6.59 | Pot Lights | Porcelain Floor | Window |

Client Remarks: Situated where Wanless Park meets Lawrence Park, 23 Rothmere Drive offers an exceptional opportunity on a premium 75' x 94' south-facing lot. This well-maintained bungalow provides incredible flexibility move in, renovate, expand, or build new to suit your vision. The home features 3+2 bedrooms, 3 bathrooms, and two fireplaces, with expansive picture windows that fill the space with natural light. The main level includes an updated kitchen with custom cabinetry, granite countertops, and stainless-steel appliances, a spacious living and dining area with a wood-burning fireplace, and a sun-filled den with a walkout to the private backyard. The lower level, with a separate entrance, features a second kitchen and a large recreation room, offering excellent potential for an in-law suite or additional living space. Located just steps from Wanless Park and Toronto French School (TFS), minutes to the Granite Club, Crescent School, and Sunnybrook Hospital, this home is ideal for families seeking top-tier education, recreation, and convenience. Yonge Street, public transit, and a variety of parks and shops are all within easy reach, providing a balance of urban accessibility and residential charm. Whether looking to create a luxurious custom home or enhance the existing space, this prime lot in a coveted neighborhood presents endless possibilities.

Inclusions: All electric light fixtures and window coverings, 2 fridges, 2 stoves, dishwasher, garage door opener with remote, washer, dryer, basement freezer, central air, and owned hot water tank.

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



| | | | |
|---|---|--|--|
| 136 Bowood Ave Toronto Ontario M4N 1Y5 | | | Sold: \$2,750,000 List: \$2,986,000 |
| Taxes: \$13,033/2024 | For: Sale | % Dif: 92 | |
| Sold Date: 11/24/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 79 | |
| Detached | Fronting On: N | Rms: 8 + 3 | |
| Link: N | Acreage: 25 x 125 Feet | Bedrooms: 4 + 1 | |
| 2-Storey | Irreg: | Washrooms: 4 | |
| | | 1x4x2nd, 1x3x2nd, 1x2xGround, 1x3xBsmt | |
| | Dir/Cross St: Mt Pleasant Rd / Lawrence Ave | Directions: Yonge St / Lawrence Ave | |

MLS#: C12386177

PIN#: 211430528

Legal: PART LOT 215 PLAN M260 DESIGNATED AS PART 2 PLAN 66R23670 CITY OF TORONTO

| | | |
|------------------------|---|-------------------------------|
| Kitchens: 1 | Exterior: Stone | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: Hydro: |
| Basement: Walk-Out | Park/Drive: Private | Gas: Phone: |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove | HST Applicable to Included In |
| Lot Size Source: MPAC | Interior Feat: Other | Sale Price: |
| Roof: Shingles | | Farm/Agr: |
| Foundation: Concrete | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Other |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|--------------------|-------------------|-----------------|
| 1 | Living | Ground | 24.51 | x 19.26 | Combined W/Dining | O/Looks Frontyard | Crown Moulding |
| 2 | Dining | Ground | 24.51 | x 19.26 | Combined W/Living | Hardwood Floor | Pot Lights |
| 3 | Kitchen | Ground | 25 | x 19.26 | Combined W/Family | Centre Island | Granite Counter |
| 4 | Family | Ground | 25 | x 19.26 | Combined W/Kitchen | O/Looks Backyard | B/I Shelves |
| 5 | Prim Bdrm | 2nd | 22.21 | x 13.42 | 4 Pc Ensuite | Fireplace | W/I Closet |
| 6 | 2nd Br | 2nd | 10.96 | x 9.81 | Hardwood Floor | B/I Closet | Window |
| 7 | 3rd Br | 2nd | 11.45 | x 9.55 | Hardwood Floor | Double Closet | Window |
| 8 | 4th Br | 2nd | 9.19 | x 12.99 | Hardwood Floor | B/I Closet | Window |
| 9 | 5th Br | Bsmt | 12.73 | x 8.17 | Laminate | Picture Window | Double Closet |
| 10 | Rec | Bsmt | 13.09 | x 18.64 | Laminate | O/Looks Backyard | Walk-Out |
| 11 | Laundry | Bsmt | 16.01 | x 6.4 | Ceramic Floor | Access To Garage | 3 Pc Ensuite |

Client Remarks: Welcome to 136 Bowood Avenue, A Custom-Built Masterpiece in Coveted Lawrence Park, Nestled in the heart of one of Toronto's most desirable neighbourhoods, this stunning custom-built residence offers over 3,000 sq ft of luxurious living space (combined upper & lower levels) with "Four Spacious Bedrooms on the Second Floor Plus a Fifth Bedroom in the Fully Finished Basement." on a sun-filled south-facing lot. From its elegant stone and brick exterior to its meticulously crafted interior finishes, every detail reflects quality craftsmanship and thoughtful design. Located in the top-ranking school district of Bedford Park P.S. & Lawrence Park Collegiate, this is truly the ideal family home. Highlights include: Spacious chef-inspired kitchen with built-in brand new premium appliances. Beautiful custom millwork throughout. Luxurious primary retreat featuring a cozy gas fireplace and spa-like 4-piece ensuite. Walk-out lower level with a large recreation room and 5th bedroom ideal for guests or in-laws. An inviting layout perfect for both family living and entertaining. This is the home you've been waiting for. Don't miss your opportunity to live in this rare offering in Lawrence Park!

Inclusions: Brand New LG Appliances" Dishwasher, Fridge, Stove", Mille "Washer & Dryer", All Electrical Light Fixtures and California Shutters

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. 416-222-8600



| | | | |
|---|-------------------------|--|--|
| 118 Braeside Rd Toronto Ontario M4N 1Y2 | | | Sold: \$2,760,000 List: \$2,950,000 |
| Toronto C04 Lawrence Park North Toronto | | | |
| Taxes: \$10,843.78/2025 | For: Sale | | % Dif: 94 |
| Sold Date: 10/17/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 7 | |
| Detached | Fronting On: E | Rms: 9 + 3 | |
| Link: N | Acreage: | Bedrooms: 4 | |
| 2-Storey | 41 x 100 Feet | Washrooms: 4 | |
| | Irreg: | 1x2xGround, 1x3x2nd, 1x4x2nd, 1x4xLower | |
| Dir/Cross St: Mt Pleasant & Lawrence Directions: Mt Pleasant & Lawrence | | | |

MLS#: C12456253

PIN#: 103570107

Legal: LOT 44 PLAN 3257 ; NORTH YORK , CITY OF TORONTO

| | | |
|---------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private Double, Private | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 3 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1950 | Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School | HST Applicable to Sale Price: Included In |
| Apx Sqft: 1500-2000 | Interior Feat: None | Farm/Agr: |
| Roof: Unknown | | Oth Struct: |
| Foundation: Unknown | | Survey Type: |
| Assessment: POTL: | | Spec Desig: |
| POTL Mo Fee: | | None |
| Laundry lev: | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|--------------------|----------------|----------------|
| 1 | Living | Main | 13.22 | x 18.11 | Gas Fireplace | Hardwood Floor | Picture Window |
| 2 | Dining | Main | 11.29 | x 12.83 | Open Concept | Hardwood Floor | Picture Window |
| 3 | Kitchen | Main | 8.66 | x 17.95 | Picture Window | Stained Glass | W/O To Deck |
| 4 | Breakfast | Main | 6.59 | x 6.82 | Combined W/Kitchen | W/O To Deck | |
| 5 | Prim Bdrm | 2nd | 13.32 | x 13.71 | Hardwood Floor | Picture Window | W/I Closet |
| 6 | 2nd Br | 2nd | 10.01 | x 14.6 | Hardwood Floor | Picture Window | Closet |
| 7 | 3rd Br | 2nd | 9.42 | x 10.27 | Hardwood Floor | Window | Closet |
| 8 | 4th Br | 2nd | 10.17 | x 14.27 | Hardwood Floor | Closet | |
| 9 | Family | 2nd | 9.42 | x 21 | B/I Shelves | Hardwood Floor | Picture Window |
| 10 | Rec | Lower | 16.54 | x 18.18 | Pot Lights | Window | |
| 11 | Laundry | Lower | 7.55 | x 9.45 | Laundry Sink | B/I Shelves | |
| 12 | Workshop | Lower | 11.32 | x 12.2 | Window | | |

Client Remks: Coveted Quiet Location Overlooking Prestigious Wanless Park - A Rare Opportunity to reside across from the Park. Welcome to this beautiful 4 bedroom home which features a family room, main floor powder room, and eat-in kitchen with walk out to private garden. Spacious and bright Living & Dining rooms boast Gleaming Hardwood Floors and Large Picture Windows. A Built-in Garage with Private Drive ensure no shortage of parking. Finished Lower Level for added living space, Forced Air Gas Heating and Central Air Conditioning. Walk to Toronto French School. Close to Crescent School, Granite Club, Bedford Park and Blessed Sacrament Schools. Aprx 5 to 8 minutes to TTC, Yonge Street & Fine Dining. This is a rare chance to enjoy a family-friendly neighborhood with top schools, recreation, and urban amenities just steps away. Create your Lifestyle in this special home surrounded by wonderful neighbours and future friends. Join the Wanless Park Tennis Club across the street for great social activity for young and old. This is truly a Lifestyle Dream come true.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, All Electric Light Fixtures, Fridge in Furnace Room, all as is condition due to being an estate sale.

Listing Contracted With: MCCANN REALTY GROUP LTD.416-481-2355



| | | | |
|--|------------------------------|--|--|
| 275 Glenforest Rd Toronto Ontario M4N 2A5 | | | Sold: \$2,900,000 List: \$2,995,000 |
| Taxes: \$15,278.58/2024 | For: Sale | % Dif: 97 | |
| Sold Date: 07/24/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 56 | |
| Detached | Fronting On: S | Rms: 12 | |
| Link: N | Acreage: 30 x 125 Feet | Bedrooms: 4 + 1 | |
| 2-Storey | Irreg: | Washrooms: 5 | |
| | | 1x2xMain, 1x3x2nd, 1x6x2nd, 1x4x2nd, 1x4xBsmt | |
| | Dir/Cross St: Mt Pleasant Rd | Directions: Mt. Pleasant/ Lawrence E | |

MLS#: C12181553

PIN#: 105390306

Legal: PLAN M275 PT LOT 36RP 66R310 PARTS 10 & 11

| | | |
|------------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished / Full | Park/Drive: Mutual | Hydro: |
| Fireplace/Stv: Y | Drive: Mutual | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: Y | UFFI: | Water Supply Type: |
| Apx Age: 0-5 | Pool: None | Sewer: Sewers |
| Apx Sqft: 2500-3000 | Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Golf, Park | Waterfront: |
| Roof: Flat | Exterior Feat: Landscaped, Lawn Sprinkler System, Lighting, Patio | Retirement: |
| Foundation: Poured Concrete | Interior Feat: Air Exchanger, Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range, Floor Drain, On Demand Water Heater, Storage, Sump Pump, Water Heater Owned, Water Meter | HST Applicable to: Not Subject to HST |
| Assessment: POTL: | Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Monitored, Smoke Detector, Security System | Sale Price: |
| POTL Mo Fee: | | Farm/Agr: |
| Laundry lev: Lower | | Oth Struct: |
| | | Survey Type: Unknown |
| | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-----------------|---------------|----------------------|
| 1 | Foyer | Main | 5.48 | x 5.94 | Porcelain Floor | Closet | Pot Lights |
| 2 | Living | Main | 16.24 | x 10.83 | Hardwood Floor | Open Concept | Large Window |
| 3 | Dining | Main | 16.24 | x 9.84 | Hardwood Floor | Open Concept | Combined W/Living |
| 4 | Kitchen | Main | 19.69 | x 13.12 | Hardwood Floor | Centre Island | Stainless Steel Appl |
| 5 | Breakfast | Main | 12.96 | x 7.71 | Hardwood Floor | Open Concept | Combined W/Family |
| 6 | Prim Bdrm | Main | 21 | x 12.8 | Hardwood Floor | Fireplace | Open Concept |
| 7 | Prim Bdrm | 2nd | 13.12 | x 12.96 | Hardwood Floor | W/I Closet | 6 Pc Ensuite |
| 8 | 2nd Br | 2nd | 16.9 | x 10.5 | Hardwood Floor | Semi Ensuite | Large Window |
| 9 | 3rd Br | 2nd | 12.8 | x 10.99 | Hardwood Floor | 3 Pc Ensuite | Window |
| 10 | 4th Br | 2nd | 1099.08 | x 10.83 | Hardwood Floor | Semi Ensuite | Closet |
| 11 | 5th Br | Bsmt | 17.06 | x 13.94 | Porcelain Floor | 4 Pc Ensuite | Large Closet |
| 12 | Rec | Bsmt | 21 | x 20.18 | Porcelain Floor | Wet Bar | Window |
| 13 | Powder Rm | Bsmt | 3.94 | x 4.92 | Porcelain Floor | Ceiling Fan | B/I Vanity |

Client Remarks: *NEWER CUSTOM BUILT HOME IN DESIRABLE NORTH TORONTO AREA BOOSTS CHARM AND CHARACTER, ATTENTION TO DETAILS, SPACIOUS LAYOUT, HIGH CEILINGS AND LARGE WINDOWS THAT FILL THE SPACE WITH NATURAL LIGHT * LOCATED CLOSE TO COVETED PUBLIC AND PRIVATE SCHOOLS, PUBLIC TRANSPORTATION (SHORT WALK TO YONGE SUBWAY), LOCAL SHOPS, RESTAURANTS, AND PARKS * OPEN CONCEPT MAIN FLOOR WITH EXCEPTIONAL FLOW AND GRAND PROPORTIONS, WALK OUT TO PRIVATE, SOUTH FACING, LOW MAINTENANCE BACKYARD * SECOND FLOOR FEATURES GENEROUS PRIMARY BEDROOM WITH WALK OUT TO SOUTH FACING BALCONY, 6 PC ENSUITE, 2 LARGE WALK IN CLOSETS AND 3 GENEROUSLY SIZED BEDROOMS * LOWER LEVEL PRESENTS OVERSIZED RECREATIONAL ROOM WITH CUSTOM WALL UNIT, WET BAR AND ANOTHER PRIMARY BEDROOM/ NANNY QUARTER WITH PRIVATE 4 PC ENSUITE, AND EXTRA POWDER ROOM * PROFESSIONALLY LANDSCAPED FRONT AND BACKYARD WITH AUTOMATED SPRINKLER AND LIGHT SYSTEMS, ASPHALT PAVED DRIVEWAY AND DETACHED GARAGE COMPLEMENTED BY CHARGING STATION (EV) ROUGH-IN * IDEAL FOR GRAND ENTERTAINING AND FAMILY LIFE *

Inclusions: EXISTING:-B/I APPLIANCES - SUB-ZERO FRIDGE, WOLF COOKTOP, MW, OVEN*MIELE B/I DISHWASHER*WASHER/DRYER*EXTRA LARGE S/S KITCHEN HUT*WALL MOUNT TV (F/R)*MIELE B/I DISHWASHER*WINE COOLER (L/L)*TREADMILL (L/L)*SECURITY SYSTEM + CAMS

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP 416-928-6833



| | | | |
|---|----------------------------------|---|--|
| 50 Golfdale Rd Toronto Ontario M4N 2B6 | | | Sold: \$3,410,000 List: \$3,750,000 |
| Taxes: \$16,566/2024 | For: Sale | % Dif: 91 | |
| Sold Date: 10/14/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 27 | |
| Detached | Fronting On: N | Rms: 11 + 3 | |
| Link: N | Acreage: | Bedrooms: 6 + 1 | |
| 2 1/2 Storey | 50 x 122.85 Feet | Washrooms: 5 | |
| | Irreg: | 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x4xBsm, 1x2xMain | |
| | Dir/Cross St: Yonge and Lawrence | Directions: Yonge south of 401 | |

MLS#: C12412351

PIN#: 211430010

Legal: PCL 1442 SEC N TORONTO; LT 178 N/S GOLDFDALE RD PL M370 TORONTO

| | | |
|---|---|--|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 4 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 5 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 3000-3500 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School | HST Applicable to: Not Subject to HST |
| Roof: Asphalt Shingle | Exterior Feat: Built-In-BBQ, Deck, Landscaped, Patio, Porch | Sale Price: |
| Foundation: Concrete Block | Interior Feat: In-Law Capability, Storage | Farm/Agr: |
| Assessment: \$2,316,000 / 2024 | Security Feat: Alarm System, Smoke Detector | Oth Struct: Garden Shed |
| POTL: | | Survey Type: Unknown |
| Laundry lev: Lower | | Spec Desig: Unknown |

Topography: Flat

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-----------------|---------------|---------------------|
| 1 | Living | Main | 27.17 | x 11.42 | Hardwood Floor | Separate Rm | Fireplace |
| 2 | Dining | Main | 15.42 | x 11.42 | Hardwood Floor | Panelled | Separate Rm |
| 3 | Family | Main | 19.85 | x 11.84 | Hardwood Floor | Fireplace | W/O To Garden |
| 4 | Kitchen | Main | 12.4 | x 9.84 | Hardwood Floor | Centre Island | Open Concept |
| 5 | Breakfast | Main | 9.84 | x 7.74 | Hardwood Floor | Open Concept | Family Size Kitchen |
| 6 | Prim Bdrm | 2nd | 23.33 | x 14.99 | Broadloom | 5 Pc Ensuite | Vaulted Ceiling |
| 7 | 2nd Br | 2nd | 15.26 | x 12.07 | Hardwood Floor | Closet | Large Window |
| 8 | 3rd Br | 2nd | 14.67 | x 12.07 | Hardwood Floor | B/I Desk | W/I Closet |
| 9 | 4th Br | 2nd | 12.66 | x 11.98 | Hardwood Floor | B/I Shelves | Closet |
| 10 | 5th Br | 3rd | 14.07 | x 13.75 | Vaulted Ceiling | B/I Desk | Double Closet |
| 11 | Br | 3rd | 22.41 | x 9.51 | Vaulted Ceiling | B/I Shelves | W/I Closet |
| 12 | Br | Bsmt | 15.42 | x 11.42 | Broadloom | Double Closet | Window |
| 13 | Rec | Bsmt | 27.17 | x 11.42 | Broadloom | Fireplace | |
| 14 | Exercise | Bsmt | 11.81 | x 9.35 | Broadloom | Double Closet | |
| 15 | Laundry | Bsmt | 10.43 | x 8.99 | Ceramic Floor | | |

Client Remarks: Locally known as "The Flag House" this one of a kind century home in Prestigious Lawrence Park North is a great opportunity for wise buyers. Majestic 2 1/2 story 6 bedroom 4 bath executive home with 3 story addition sitting on a 50X123 foot private lot with 4 car drive and 1 car garage. Modern custom kitchen with 9' ceilings, huge granite topped centre Island, generous breakfast area open to Family Room with gas fireplace, walkout to garden and outdoor kitchen with built in BBQ. Massive living room and separate wood paneled dining room with butler's servery and pantry. Elegant prime bedroom retreat with soaring cathedral ceilings fireplace, 5 pc ensuite with double sinks, separate shower and soaker tub walk-in closet and walkout to private balcony. 5 more bright and spacious bedrooms with tons of built ins, large closets & vaulted ceilings. Study nook on 3rd floor. Laundry chute on every floor. Walkup basement with separate entrance, spacious rec room 7th bedroom and office room. Fully fenced and landscaped lot with stone walkways and patios and custom built garden shed. This unique luxury residence is great value for wise buyers.

Inclusions: As per Seller's schedule B

Listing Contracted With: FOREST HILL REAL ESTATE INC. 905-695-6195



| | | | |
|---|-------------------------|--|--|
| 281 Snowdon Ave Toronto Ontario M4N 2B4 | | | Sold: \$3,600,000 List: \$3,895,000 |
| Toronto C04 Lawrence Park North Toronto | | Taxes: \$13,747/2025 | For: Sale |
| | | Sold Date: 09/12/2025 | % Dif: 92 |
| SPIS: N | Last Status: SLD | DOM: 10 | |
| Detached | Fronting On: S | Rms: 8 + 2 | |
| Link: N | Acreage: | Bedrooms: 4 + 1 | |
| 3-Storey | 43.5 x 120 Feet | Washrooms: 4 | |
| | Irreg: | 1x2xMain, 1x6x2nd, 1x3x2nd, 1x3xLower | |
| Dir/Cross St: Yonge and Lawrence Directions: N of Lawrence E on Snowdon Off Yonge | | | |

MLS#: C12373814

PIN#: 105390375

Legal: See Schedule B

| | | |
|--------------------------------------|--|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Circular Drive, Front Yard Parking | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: Inground | Retirement: |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit, Rec Centre | HST Applicable to Included In |
| Lot Size Source: GeoWarehouse | Exterior Feat: Hot Tub, Lawn Sprinkler System, Landscaped, Patio, Landscape Lighting, Built-In-BBQ | Sale Price: |
| Roof: Asphalt Shingle | Interior Feat: Storage, Sump Pump | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: POTL: | | Survey Type: Unknown |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|---------------|--------------------|--------------------|
| 1 | Living | Main | 20.9 | x 14.24 | Gas Fireplace | Hardwood Floor | Built-In Speakers |
| 2 | Dining | Main | 14.93 | x 14.27 | W/O To Yard | Pot Lights | W/O To Pool |
| 3 | Kitchen | Main | 20.77 | x 13.75 | Breakfast Bar | Centre Island | Open Concept |
| 4 | Prim Bdrm | 2nd | 15.32 | x 16.77 | W/I Closet | Ensuite Bath | Picture Window |
| 5 | 2nd Br | 2nd | 11.58 | x 10.93 | Double Closet | Hardwood Floor | Picture Window |
| 6 | 3rd Br | 2nd | 10.33 | x 13.09 | Double Closet | Hardwood Floor | Picture Window |
| 7 | Family | 3rd | 13.12 | x 13.19 | Closet | Window | Broadloom |
| 8 | 4th Br | 3rd | 9.88 | x 13.19 | Broadloom | Skylight | Vaulted Ceiling |
| 9 | Rec | Lower | 16.83 | x 26.05 | Gas Fireplace | Broadloom | Above Grade Window |
| 10 | Br | Lower | 10.3 | x 13.16 | B/I Closet | Broadloom | Pot Lights |
| 11 | Laundry | Lower | 6.63 | x 13.02 | Laundry Sink | Above Grade Window | Vinyl Floor |

Client Remks: If You're Tired Of Cookie-Cutter Homes, This One Breaks The Mold. Bright, Open, And Airy, This 4+1 Bedroom, 4 Bathroom Estate Delivers Chic, Beachy Vibes And A True Sense Of Luxury. The Showstopper? A Spectacular Backyard Paradise, Professionally Landscaped And Fully Irrigated, Designed For Endless Summers. Dive Into Your Majestic Pool, Throw Your Favourites On The Built-In Grill, And Entertain Friends Or Watch The Game In Your Outdoor Living Room For Hours On End. Inside, The Home Continues To Impress: The Main Level Is Open And Airy, Anchored By A True Chefs Kitchen Complete With Top-Of-The-Line Appliances, And A Brand-New Oversized Gas Fireplace, Setting The Tone For Lush Relaxed Living. Whats More, A Stunning Third Floor With An Extra Family Room, A Fully Finished Basement With Plenty Of Space For Both A Rec Room And Gym, And A Circular Driveway Offers Both Charm And Convenience. Just 5 Minutes From Yonge Street, This Family Home Combines The Ease Of City Living With Some Serious Laid-Back California Energy All In One Of Torontos Most Coveted Neighbourhoods.

Inclusions: Subzero Fridge/Freezer, Miele Dishwasher, Wolf Double Oven, Wolf Gas Cooktop with Grill, Built-In Panasonic Microwave, Marvel Beverage Fridge, Whirlpool Washer and Dryer, Console in Dining Room, TV in Primary Bedroom, All Built-Ins, All Window Coverings, All Broadloom Where Laid, All Electric Light Fixtures (Except As Excluded), Security Camera System (Analog 4 Cameras), Irrigation System, Built-In Speakers Where Laid, Pool and Related Equipment, Outdoor Fridge and Ice Maker, Outdoor Bar Stools, Patio Table and Chairs, Built-In BBQ with 2 Burners, TV in Pergola, Storage Shed, Firepit

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



| | | |
|---|--|---|
| 24 Doncliffe Dr Toronto Ontario M4N 2E6 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto Taxes: \$19,817.41/2025 Sold Date: 11/16/2025 SPIS: N | | Sold: \$4,900,000 List: \$4,995,000 For: Sale % Dif: 98 |
| Detached Link: N 3-Storey | Fronting On: N Acreage: 76.48 x 104.44 Feet Irreg: | Rms: 11 + 3 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd |
| Dir/Cross St: Yonge & Lawrence Directions: East of Yonge - Rosedale Golf Course | | |

MLS#: C12536602

PIN#: 103560211

Legal: PT LOT 20 PLAN 1975 PT 2 64R5732 ; NORTH YORK ., CITY OF TORONTO

| | | |
|------------------------------------|---|--|
| Kitchens: 1 | Exterior: Stucco/Plaster | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1.5 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: |
| Heat: Water / Gas | Drive Park Spcs: 3 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 4.5 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1928 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School | HST Applicable to: Not Subject to HST |
| Apx Sqft: 3500-5000 | Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Privacy, Porch | Sale Price: |
| Roof: Asphalt Shingle | Interior Feat: Workbench, Bar Fridge, Auto Garage Door Remote | Farm/Agr: |
| Foundation: Poured Concrete | | Oth Struct: |
| Assessment: POTL: | | Survey Type: |
| POTL Mo Fee: | | Spec Desig: |
| Laundry lev: Lower | | Available |
| Unknown | | |

Waterfront: None

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|--------------------|------------------|-----------------|
| 1 | Foyer | Main | 8.07 | x 4.43 | Stone Floor | Crown Moulding | French Doors |
| 2 | Living | Main | 24.41 | x 15.16 | Stone Fireplace | Hardwood Floor | Recessed Lights |
| 3 | Dining | Main | 15.26 | x 14.17 | W/O To Porch | French Doors | Hardwood Floor |
| 4 | Kitchen | Main | 26.74 | x 17.42 | Renovated | Centre Island | W/O To Deck |
| 5 | Family | Main | 26.74 | x 17.42 | Stone Fireplace | B/I Desk | Skylight |
| 6 | Mudroom | Main | 9.09 | x 5.15 | Side Door | Marble Floor | Closet |
| 7 | Den | 2nd | 16.4 | x 10.17 | Window | Hardwood Floor | Crown Moulding |
| 8 | Prim Bdrm | 2nd | 20.83 | x 15.26 | 3 Pcs Ensuite | W/O To Balcony | W/W Closet |
| 9 | 2nd Br | 2nd | 15.26 | x 12.93 | Window | Hardwood Floor | Closet |
| 10 | 3rd Br | 2nd | 15.32 | x 11.25 | Window | Hardwood Floor | Closet |
| 11 | 4th Br | 3rd | 13.48 | x 11.91 | Closet | O/Looks Backyard | |
| 12 | 5th Br | 3rd | 17.85 | x 15.26 | Window | Closet | |
| 13 | Rec | Lower | 22.01 | x 12.6 | Above Grade Window | Recessed Lights | Broadloom |
| 14 | Laundry | Lower | 14.01 | x 8.23 | Above Grade Window | B/I Shelves | Recessed Lights |
| 15 | Workshop | Lower | 22.57 | x 14.01 | Above Grade Window | | |

Client Remarks: Welcome to Teddington Park: the most sought-after and tranquil enclave; Easy access to Toronto French School, Crescent School and Havergal. Walk to Rosedale Golf Club and the vibrant shops, and transit options along Yonge Street. and a quick drive to 401 for easy airport access or off to the cottage. It's a rare find-a true, spacious and inviting five bedroom home that beautifully blends classic charm with modern luxury. This home features a stunning custom Gluckstein designed kitchen/Family room, along with a convenient mud entrance perfect for kids and pets. The gracious living and dining rooms are ideal for entertaining and displaying art collections. Step out onto the romantic covered porch off the dining room, for outdoor dining, morning coffee or that end of day drink. The second floor boasts the primary suite with walkout to private balcony overlooking a beautifully landscaped garden oasis. Three additional bedrooms and two spa like baths complete the upper levels. A finished lower provides additional space for recreation/home gym or a teenagers retreat. Once in a lifetime the opportunity to own a home of exceptional quality and timeless sophistication comes along, this is it!

Inclusions: See feature sheet for a full list of inclusions.

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