



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

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
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#	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 Remks: 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 aprx 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			Sold: \$1,738,000
Toronto Ontario M4N 2X2			List: \$1,649,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$8,709.70/2025		For: Sale	% Dif: 105
Sold Date: 10/04/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Detached	Fronting On: E	Rms: 8	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	25 x 135 Feet	Washrooms: 3	
	Irreg:	1x2xGround, 1x3x2nd, 1x2x3rd	
Dir/Cross St: Mt Pleasant Rd / Lawrence Ave E. Directions: Via Google Maps			

MLS#: C12441958 **PIN#:** 211420346
Legal: See Schedule B.

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 51-99 Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 6	Closet	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 Bdrm	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 Remks: 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 Link: N 2-Storey	Fronting On: N Acreage: 25 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 2 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: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	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 Remks: 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			Sold: \$2,090,000
Toronto Ontario M4N 1X9			List: \$2,100,000
Toronto C04 Lawrence Park North Toronto			
Taxes: \$10,368.70/2025		For: Sale	% Dif: 100
Sold Date: 11/28/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Detached	Fronting On: E	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	26 x 100 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x4xLower	
Dir/Cross St: Wanless Ave/Mildenhall Rd/Hastlemere Rd.			
Directions: Mount Pleasant/Wanless Park			

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	Gas: Y
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room,	HST Applicable to Included In
Roof: Asphalt Shingle	Fireplace/Stove, Golf, Hospital, Library,	Sale Price:
Foundation: Unknown	Park, Public Transit, School	Farm/Agr:
Assessment: POTL:	Interior Feat: None	Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: 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 Remks: 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 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: N Acreage: 30.04 x 125.15 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 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 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Other / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School Interior Feat: Guest Accommodations, In-Law Suite, Storage Area Lockers Security Feat: Alarm System, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	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 Remks: 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 For: Sale % Dif: 97 Sold Date: 07/07/2025 SPIS: N Last Status: SLD DOM: 42			Sold: \$2,720,000 List: \$2,799,000
Detached Link: N Bungalow	Fronting On: S Acreage: 75 x 94 Feet Irreg:	Rms: 9 Bedrooms: 3 + 2 Washrooms: 3 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 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	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 Remks: 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 Toronto C04 Lawrence Park North Toronto Taxes: \$13,033/2024 For: Sale % Dif: 92 Sold Date: 11/24/2025 SPIS: N Last Status: SLD DOM: 79			Sold: \$2,750,000 List: \$2,986,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 125 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 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 Fam Rm: Y Basement: Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	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 Remks: 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 Toronto C04 Lawrence Park North Toronto Taxes: \$10,843.78/2025 Sold Date: 10/17/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,760,000 List: \$2,950,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: E Acreage: 41 x 100 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 Washrooms: 4 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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1950 Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Double, Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School 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: None Spec Desig: Unknown
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#	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 Toronto C04 Lawrence Park North Toronto Taxes: \$15,278.58/2024 For: Sale % Dif: 97 Sold Date: 07/24/2025 SPIS: N Last Status: SLD DOM: 56		
Detached Link: N 2-Storey	Fronting On: S Acreage: 30 x 125 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 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 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 0-5 Apx Sqft: 2500-3000 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Cul De Sac, Family Room, Fireplace/Stove, Golf, Park Exterior Feat: Landscaped, Lawn Sprinkler System, Lighting, Patio 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 Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Monitored, Smoke Detector, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	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 Remks: *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 HUD*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 Toronto C04 Lawrence Park North Toronto Taxes: \$16,566/2024 For: Sale % Dif: 91 Sold Date: 10/14/2025 SPIS: N Last Status: SLD DOM: 27		
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 50 x 122.85 Feet Irreg:	Rms: 11 + 3 Bedrooms: 6 + 1 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x4xBsmt, 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 GOLFDALE RD PL M370 TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: \$2,316,000 / 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, School Exterior Feat: Built-In-BBQ, Deck, Landscaped, Patio, Porch Interior Feat: In-Law Capability, Storage Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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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 Remks: 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 Toronto C04 Lawrence Park North Toronto Taxes: \$13,747/2025 For: Sale % Dif: 92 Sold Date: 09/12/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$3,600,000 List: \$3,895,000
Detached Link: N 3-Storey	Fronting On: S Acreage: 43.5 x 120 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Circular Drive, Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: Inground Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Library, Park, Public Transit, Rec Centre Exterior Feat: Hot Tub, Lawn Sprinkler System, Landscaped, Patio, Landscape Lighting, Built-In-BBQ Interior Feat: Storage, Sump Pump	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
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#	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 Youre 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 Favourite 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 For: Sale % Dif: 98 Sold Date: 11/16/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$4,900,000 List: \$4,995,000
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 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1928 Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1.5 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4.5 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Golf, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Lawn Interior Feat: Workbench, Bar Fridge, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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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 Pc 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 Remks: 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