



47 Arlington Ave Toronto Ontario M6G 3K9 Toronto C02 Wychwood Toronto Taxes: \$7,344.81/2025 Sold Date: 08/31/2025 SPIS: N			Sold: \$1,325,000 List: \$1,355,000
Detached	Fronting On: E	Rms: 14 + 3	For: Sale
Link: N	Acreage:	Bedrooms: 5 + 1	% Dif: 98
3-Storey	20 x 123.42 Feet	Washrooms: 4	Irreg: 2x3xMain, 1x4x2nd, 1x2xLower
Dir/Cross St: St Clair W & Christie Directions: South of St Clair, West of Christie			

MLS#: C12329873

PIN#: 212620436

Legal: See Schedule B

Kitchens: 1 + 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Separate Entrance / Unfinished	Park/Drive:	Gas:	Phone:
Fireplace/Stv: Y	Drive:	Water:	Municipal
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Window Unit	Tot Prk Spcs: 0	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 2000-2500	Prop Feat: Fireplace/Stove	HST Applicable to:	Not Subject to HST
Lot Size Source: MPAC	Interior Feat: Other	Sale Price:	
Roof: Shingles		Farm/Agr:	
Foundation: Stone		Oth Struct:	
Assessment: POTL:		Survey Type:	None
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 10.01	Hardwood Floor	Brick Fireplace	Large Window
2	Dining	Main	12.24	x 12.76	Hardwood Floor	Beamed	Window
3	Kitchen	Main	11.68	x 10.01	Hardwood Floor	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	16.01	x 10.99	Hardwood Floor	Brick Fireplace	Closet
5	2nd Br	2nd	12.24	x 10.99	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.09	x 10.66	Hardwood Floor	Window	Closet
7	4th Br	3rd	14.17	x 8.99	Hardwood Floor	Window	Closet
8	5th Br	3rd	14.01	x 15.75	Hardwood Floor	W/O To Terrace	Closet
9	Furnace	Lower	28.08	x 15.49			
10	Laundry	Lower	8.01	x 10.24			
11	Other	Lower	13.09	x 11.32			
12	Kitchen	In Betwn	8.33	x 10.76	Hardwood Floor	Combined W/Living	Stainless Steel Appl
13	Dining	In Betwn	8.33	x 10.76	Hardwood Floor	Combined W/Kitchen	3 Pc Bath
14	Br	In Betwn	10.76	x 10.43	Hardwood Floor	Window	Closet

Client Remarks: A Big Opportunity on Beloved Arlington! Welcome to your next chapter in the heart of St. Clair West, where community, character, and convenience come together. South of St. Clair and steps from everything that makes this neighbourhood shine, this detached 5-bedroom home is full of surprise and possibility. Inside, you'll find a show-stopping renovated kitchen that anchors the main floor - perfect for family meals, entertaining, and everyday living. Upstairs, five bedrooms offer room to grow, work, and rest in comfort. But the magic doesn't stop there: the unfinished basement with a full separate entrance is a wide-open opportunity waiting to be transformed rec room, rental, gym, home office, or whatever your vision calls for. Attached to the rear of the home is a rare, self-contained 1-bedroom, 2-storey suite - ideal for rental income, multigenerational living, a returning university grad, or easily reimagined as part of the main homes footprint. This is your chance to live in one of the west ends most loved neighbourhoods. Just around the corner, you'll find the Wychwood Barns - home to the Saturday Farmers Market, artist studios, and vibrant community events. Stroll to Hillcrest Park for skyline views, tennis, and a beloved playground, or pop into Pain Perdu, Romis, Ferro, or The Rushton for some of the city's best dining and cafes we have Coco Latte, Becked Goods and more!!!! With top-rated public and private schools, easy TTC access, and a strong sense of community, St. Clair West is where urban energy meets family-friendly charm. So many options. So much space. So very Arlington. *In between room level refers to self contained unit.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300

	90 Ilford Rd Toronto Ontario M6G 2H5 Toronto C02 Wychwood Toronto Taxes: \$6,373/2024 Sold Date: 08/23/2025 SPIS: N Last Status: SLD DOM: 37			Sold: \$1,250,000 List: \$1,449,000
	Detached	Fronting On: N	Rms: 0	% Dif: 86
	Link: N	Acreage:	Bedrooms: 0	
	2-Storey	18.5 x 131.5 Feet	Washrooms: 0	
	Irreg: Dir/Cross St: Rushton and St. Clair Ave W Directions: Rushton and St. Clair Ave W			
MLS#: C12290761	PIN#: 212620445			
Legal: PT LT 12 PL D1305 TORONTO AS IN CT6482 EXCEPT WD40				
Kitchens: 0 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers	
# Room Level Length (ft) Width (ft) Description				
Client Remks: Outstanding Opportunity in Hillcrest Village! Welcome to 90 Ilford Road, a rare chance to create your dream home in one of Toronto's most sought-after neighborhoods. Located in the heart of exclusive Hillcrest Village, this property offers exceptional potential for builders, renovators, or families looking to complete a full-scale renovation and expansion. Set on a desirable street surrounded by mature trees and character homes, this solid residence is ready for transformation. Whether you're envisioning a luxurious custom build or a stunning modern upgrade, this location offers the perfect canvas. Enjoy proximity to top-rated schools, parks, transit, and vibrant St. Clair West with its charming shops, cafes, and restaurants. Includes permits and drawings. Potential for laneway suite!				
Listing Contracted With: Royal LePage Security Real Estate 416-654-1010				

	29 Hocken Ave Toronto Ontario M6G 2K1 Toronto C02 Wychwood Toronto Taxes: \$6,982.85/2025 Sold Date: 10/18/2025 SPIS: N	Sold: \$1,575,000 List: \$1,479,000
	Detached Link: N 2-Storey	For: Sale Last Status: SLD DOM: 3 Fronting On: S Acreage: 20 x 119 Feet Irreg: Dir/Cross St: Bathurst & St. Clair Directions: Bathurst & St. Clair

MLS#: C12464194

PIN#: 212610546

Legal: LT 42 PL 821 WYCHWOOD BRACONDALE DOVERCOURT ; 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: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 12.14	Hardwood Floor	Combined W/Dining	Walk-Out
2	Dining	Main	12.47	x 12.8	Picture Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	9.51	x 10.83	Ceramic Back Splash	Double Sink	Picture Window
4	Prim Bdrm	2nd	15.09	x 10.17	B/I Bookcase	B/I Closet	Hardwood Floor
5	2nd Br	2nd	9.51	x 10.83	Large Window	Hardwood Floor	
6	3rd Br	2nd	10.83	x 10.5	Large Window	Hardwood Floor	O/Looks Backyard
7	Rec	Lower	15.42	x 24.28	3 Pc Ensuite	Laminate	
8	Laundry	Lower	6.23	x 10.83			

Client Remks: Heaven on Hocken! Set in the highly coveted Hillcrest School district, behind this classic Wychwood exterior lies a thoughtful and contemporary total redesign back to the bricks. This masterfully renovated detached two-storey home showcases custom craftsmanship and attention to detail throughout. The open-concept main floor is light-filled and airy, featuring maple hardwood floors, architectural windows, and a seamless flow between living, dining, and kitchen spaces - perfect for both everyday living and entertaining. The kitchen boasts brand-new appliances, quartz counters, stylish ceramic backsplash and a convenient side door walk-out leading directly to the private backyard for easy outdoor dining and play. The upper level offers three bedrooms, including a primary suite with custom millwork built-in drawers, a tailored closet system, and open display shelving that maximize storage and style. The fully finished basement provides flexible space for a family room, home office, or guest suite. Outside, the landscaped yard offers a quiet retreat, and the detached garage presents endless potential - ideal as a studio, workshop, or possible potential for a laneway suite - see attached report. Exceptional value for a beautifully reimaged home in Wychwood ideal for first time homebuyers or a growing family. Family-friendly neighbourhood. Steps to Artscape Wychwood Barns, St. Clair West shops and restos, TTC, parks and top rated schools.

Inclusions: Refrigerator, Stove, Dishwasher, Washer & Dryer, All Electric Light Fixtures, CAC, GB & Equipment.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112



50 Tyrrel Ave Toronto Ontario M6G 2G2 Toronto C02 Wychwood Toronto Taxes: \$7,752/2025 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,758,000 List: \$1,575,000 For: Sale % Dif: 112
Detached	Fronting On: N	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	30 x 71 Feet	Washrooms: 3	1x2xMain, 1x4x2nd, 1x3xBsmt
Irreg: Dir/Cross St: Tyrrel Avenue/Christie Street Directions: East off Christie at corner of Tyrrel			

MLS#: C12460547

PIN#: 212610383

Legal: PT LT 13-14 PL 945 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA269281; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Full	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Water / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1935	Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	HST Applicable to Included In
Apx Sqft: 1500-2000	Interior Feat: In-Law Capability	Sale Price:
Lot Shape: Irregular		Farm/Agr:
Lot Size Source: MPAC		Oth Struct: Garden Shed
Roof: Asphalt Shingle		Survey Type: Unknown
Foundation: Brick		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 10.24	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	12.01	x 10.01	Hardwood Floor	Large Window	
3	Kitchen	Main	21.92	x 9.68	Hardwood Floor	W/O To Yard	
4	Prim Bdrm	2nd	14.17	x 10.73	Hardwood Floor	W/W Closet	Large Window
5	2nd Br	2nd	12.96	x 10.4	Hardwood Floor		
6	3rd Br	2nd	12.2	x 10.6	Hardwood Floor		
7	Rec	Lower	13.02	x 12.8	Tile Floor	Open Concept	
8	Kitchen	Lower	17.03	x 6.89	Tile Floor	Open Concept	
9	Br	Lower	19.69	x 6.89	Laminate		

Client Remks: Welcome to this beautifully reimagined 3-bedroom, 3-bathroom detached residence in the heart of Wychwood -where timeless character meets modern sophistication. Why settle for a semi when you can enjoy the space, privacy, and prestige of a detached home in one of Toronto's most coveted neighbourhoods? Inside, a bright and airy open-concept main floor offers effortless flow between living, dining, and kitchen spaces. The elegant living room, anchored by a charming fireplace, opens to a spacious dining area perfect for entertaining. The chef-inspired kitchen impresses with quality finishes and direct access to a fully enclosed backyard sanctuary. Convenient main-floor laundry adds to the home's practicality. Upstairs, the serene primary bedroom features a bay window and wall-to-wall custom closets, complemented by two generous secondary bedrooms. The finished lower level presents a versatile in-law suite opportunity with a second laundry area and 8 foot ceilings. Every detail has been thoughtfully updated - mechanicals, windows, bathrooms and landscaping - ensuring comfort and peace of mind. Steps from Wychwood Barns, transit, top-tier schools, and the vibrant St. Clair West corridor, this home offers a rare combination of charm, location, and modern convenience in one of Toronto's most desirable enclaves.

Inclusions: Please see schedule B

Listing Contracted With: ROYAL LEPAGE NRC REALTY 905-688-4561



248 Tyrrel Ave Toronto Ontario M6G 2H1 Toronto C02 Wychwood Toronto Taxes: \$7,186.45/2025 Sold Date: 11/18/2025 SPIS: N			Sold: \$1,678,000 List: \$1,589,000
Detached	Fronting On: N	Rms: 7 + 2	For: Sale
Link: N	Acreage:	Bedrooms: 3 + 1	% Dif: 106
2-Storey	23 x 90.33 Feet	Washrooms: 2	Dir/Cross St: St. Clair And Christie Directions: South of St Clair, East of Alberta

MLS#: C12536054

PIN#: 212860641

Legal: Plan 738 Pt Lot 16 To Pt Lot 18

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Wall Unit	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 51-99	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Floor Drain, Storage	Retirement:
Foundation: Block, Concrete Block		HST Applicable to: Included In
Assessment:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.07	x 7.84	Hardwood Floor	Closet	Stained Glass
2	Living	Main	15.85	x 10.83	Hardwood Floor	Gas Fireplace	Pot Lights
3	Dining	Main	15.39	x 9.19	Hardwood Floor	Crown Moulding	
4	Kitchen	Main	12.11	x 7.58	Heated Floor	Granite Counter	Stainless Steel Appl
5	Family	Main	17.09	x 8.56	Hardwood Floor	B/I Shelves	Large Closet
6	Prim Bdrm	2nd	12.83	x 10.86	Hardwood Floor	His/Hers Closets	Window
7	Br	2nd	15.65	x 8.69	Hardwood Floor	Crown Moulding	Window
8	Br	2nd	11.42	x 8.07	Hardwood Floor	Crown Moulding	Window
9	Rec	Bsmt	14.57	x 10.6	Broadloom	Crown Moulding	B/I Shelves
10	Br	Bsmt	8.43	x 8.27	Ceramic Floor	Crown Moulding	Above Grade Window
11	Laundry	Bsmt	10.07	x 7.84	Ceramic Floor	Laundry Sink	Closet
12	Bathroom	2nd	8.3	x 5.91	Heated Floor	Ceramic Floor	
13	Bathroom	Bsmt	8.4	x 5.18	Ceramic Floor	Above Grade Window	

Client Remarks: Welcome to this contemporary detached in the heart of coveted Wychwood, renowned for its highly rated schools, vibrant community, and charming tree-lined streets. This 3+1 bedroom, 2-bathroom home combines modern comfort with timeless character in one of Toronto's most sought-after neighbourhoods. Step inside to a bright and spacious main floor showcasing hardwood floors, picture windows, a cozy gas fireplace. The inviting front porch is a standout feature, offering wonderful privacy. It's the perfect spot for your morning coffee, with ample room for an outdoor sectional sofa, creating an effortless extension of the home's living space. The custom kitchen is designed for both function and style, featuring heated floors, Bosch stainless steel appliances, granite countertops, and ample cabinetry. A main floor family room offers custom built-in shelving and a desk-perfect for working from home or family living. Upstairs, the primary bedroom impresses with hardwood floors and his-and-hers closets with custom organizers. The renovated main bathroom features heated floors and a glass shower/tub enclosure. The lower level offers flexibility with a lrg rec room, 4th bedrm, laundry, 3-piece bathroom, and built-in storage. With two entrances, it's perfectly suited for a guest or in-law suite. Walk out to a beautifully landscaped backyard complete with perennial gardens, a new deck, and a gas BBQ hookup; ideal for entertaining, relaxing, and summer dining. The rear patio provides plenty of space for play and features a moveable fence to easily accommodate the parking. Located just steps from Wychwood Barns, the Saturday Farmers Market, St. Clair shops and restaurants, Hillcrest Park, and McMurrich & Winona Public Schools, and just a short stroll to the St. Clair TTC streetcar line, connecting you within minutes to the rest of the city. This home truly has it all, just move in and enjoy the best of urban living in one of Toronto's most beloved communities.

Inclusions: Existing appliances: fridge, stove, microwave, dishwasher, washer & dryer. All ELF's, all blinds and window coverings. All built-in shelving an closet organizers. Ikea closet in 3rd bedroom & armoire in 2nd bedroom

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



203 Ashworth Ave Toronto Ontario M6G 2A6			Sold: \$1,825,000
Toronto C02 Wychwood Toronto			List: \$1,645,000
Taxes: \$5,849.88/2025	For: Sale	% Dif: 111	
Sold Date: 07/10/2025			
SPIS: N	Last Status: SLD	DOM: 1	
Detached	Fronting On: S	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	24.75 x 112.5 Feet	Washrooms: 3	
	Irreg:	1x3x2nd, 1x3xLower, 1x4x2nd	
	Dir/Cross St: Davenport & Christie	Directions: Davenport & Christie	

MLS#: C12273689

PIN#: 212590089

Legal: Pt. Lt. 56-57 PI D1368

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Roof: Unknown	Interior Feat: Storage	Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 11.15	Hardwood Floor	Brick Fireplace	French Doors
2	Dining	Main	16.4	x 9.84	Hardwood Floor	French Doors	Wainscoting
3	Kitchen	Main	8.33	x 14.99	Ceramic Floor	Pot Lights	Eat-In Kitchen
4	Breakfast	Main	6.17	x 9.74	B/I Shelves	W/O To Deck	Combined W/Kitchen
5	Prim Bdrm	2nd	17.06	x 11.15	Hardwood Floor	Mirrored Closet	W/O To Deck
6	2nd Br	2nd	11.81	x 10.17	Hardwood Floor	Closet	
7	3rd Br	2nd	11.15	x 8.53	Hardwood Floor	Closet	
8	Rec	Lower	25.26	x 18.04	Ceramic Floor	W/O To Yard	Pot Lights

Client Remarks: Welcome to 203 Ashworth Avenue, a fully detached residence on a quiet, dead-end street in Wychwood that redefines modern family living. Thoughtfully designed across three light-filled levels, this move-in-ready home effortlessly blends comfort, functionality, and unique design moments like a private rooftop terrace and a garage reimagined for recreation and play. The main level offers a warm and versatile layout ideal for everyday life and entertaining. A wood-burning fireplace anchors the generous living room, while the dining area is perfect for both casual meals and celebratory gatherings. The open-concept kitchen flows seamlessly to a deck with gas BBQ hookup and direct backyard access, encouraging indoor-outdoor connection year-round. Upstairs, three spacious bedrooms offer peaceful retreats. The sunlit primary suite features a three-piece ensuite, while a skylit four-piece bath serves the additional bedrooms. A large skylight over the landing enhances the sense of light and space throughout the upper floor. The finished lower level offers exceptional flexibility, complete with a large rec room, three-piece bath, laundry room, and two storage spaces, plus a separate side entrance and full walkout to the backyard ideal as a teen space, home office, or future suite. At the rear, a rare double-car garage with laneway access offers impressive storage and ceiling height, perfect for hobbyists. Above, a rooftop deck with pergola creates a serene outdoor retreat. Situated in the heart of Wychwood, just steps to Wychwood Barns, Hillcrest Park, top schools, and St. Clair West, this is a rare opportunity to own a thoughtfully designed family home in a vibrant, connected community.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



64 Burnside Dr Toronto Ontario M6G 2M8			Sold: \$1,750,000
Toronto C02 Wychwood Toronto			List: \$1,795,000
Taxes: \$9,833.30/2025			For: Sale
Sold Date: 09/30/2025			% Dif: 97
SPIS: N	Last Status: SLD	DOM: 14	
Detached	Fronting On: E	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 2	
2-Storey	35 x 134 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x3xBsmt	
	16 foot wide driveway		
Dir/Cross St: St Clair/Bathurst			
Directions: Burnside loops around, 2 entrances off of Bathurst St on the West side			

MLS#: C12407037

PIN#: 212600248

Legal: PLAN D1427 PT LOT 34 PT LOT 35

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Partially Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 3	Phone:
A/C: None	Tot Prk Spcs: 4	Water:
Central Vac: N	UFFI:	Municipal
Apx Age:	Pool: None	Water Supply Type:
Year Built: 1926	Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Sewer:
Apx Sqft: 1500-2000	Interior Feat: None	Waterfront:
Lot Shape: Rectangular		Retirement:
Lot Size Source: MPAC		HST Applicable to
Roof: Asphalt Shingle		Sale Price:
Foundation: Not Applicable		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.8	x 8.04	French Doors	Closet	Stained Glass
2	Living	Main	22.8	x 14.93	Hardwood Floor	Fireplace	Stained Glass
3	Dining	Main	12.63	x 12.3	Hardwood Floor	French Doors	
4	Kitchen	Main	12.14	x 10.33	Laminate	Stainless Steel Sink	Ceiling Fan
5	Office	Main	12.63	x 6.07	Hardwood Floor	Sliding Doors	
6	Prim Bdrm	2nd	12.8	x 12.3	Hardwood Floor	Closet	Window
7	2nd Br	2nd	11.98	x 10.99	Hardwood Floor	Closet	
8	3rd Br	2nd	11.98	x 10.99	Hardwood Floor	Closet	Walk-Out
9	4th Br	2nd	11.98	x 10.99	Hardwood Floor	Closet	
10	Rec	Bsmt	11.81	x 10.17	Hardwood Floor	Above Grade Window	
11	5th Br	Bsmt	9.35	x 8.86	Hardwood Floor	Window	
12	Laundry	Bsmt	10.01	x 9.68			
13	Utility	Bsmt	12.14	x 11.65			

Client Remarks: Homes of this caliber don't come up for sale often on Wychwood's most coveted, traffic-free street. Nestled on a pool size lot encircled by trees that touch the sky, this versatile center hall home is packed with possibilities. You can tailor the design to your taste, renovate the current space, add to the back of the house, add a third floor, or build the home of your dreams. The possibilities are endless with this exceptional property surrounded by beautiful, cohesive architecture ensuring your investment will be a solid one. It boasts a rich palate with massive living and dining rooms and the back opens up to an endless backyard vista. A 16-foot-wide driveway offers parking for up to three cars, though you likely won't need to use a car often in this highly walkable location. With the subway, Loblaws, and daily essentials just steps away, this location makes city living exceptionally convenient. Explore the shops and restaurants along St. Clair West or nearby Forest Hill Village, stroll or jog through the peaceful enclave of Wychwood Park or visit the iconic Casa Loma minutes away. Families will value the proximity to highly rated Hillcrest Public School and some of the country's most prestigious private schools - St Mike's, De LaSalle, BSS and UCC.

Inclusions: fridge, stove, hood fan, microwave, light fixtures, wall sconces, ceiling fans, washer, dryer

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



95 Ilford Rd Toronto Ontario M6G 2H4 Toronto C02 Wychwood Toronto Taxes: \$8,890.69/2025 Sold Date: 11/16/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,767,500 List: \$1,829,000
Detached	Fronting On: S	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	23 x 80 Feet	Washrooms: 3	1x2xMain, 1x5x2nd, 1x3x2nd
Dir/Cross St: Bathurst & St Clair Directions: West of Bathurst, South of St Clair			

MLS#: C12516850

PIN#: 212620522

Legal: PT LT 9-10 PL 1388 TORONTO AS IN CA536550; CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster / Wood	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Walk-Up / Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Interior Feat: Sump Pump	HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Flat, Green		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2025 POTL:		Survey Type:
POTL Mo Fee:		Spec Desig:
Laundry lev:		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.43	x 10.99	Breakfast Bar	Stainless Steel Appl	Hardwood Floor
2	Living	Main	11.75	x 15.16	Built-In Speakers	Window Flr to Ceil	Hardwood Floor
3	Dining	Main	12.01	x 8.5	Combined W/Kitchen	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	12.01	x 12.34	5 Pc Ensuite	W/O To Balcony	Hardwood Floor
5	2nd Br	2nd	8.07	x 8.99	Closet	Window	Hardwood Floor
6	3rd Br	2nd	8.6	x 8.99	Closet	Window	Hardwood Floor
7	Rec	Lower	13.25	x 13.68	W/O To Yard	Window	Heated Floor
8	Laundry	Lower	5.35	x 9.42	Laundry Sink	Window	Heated Floor

Client Remarks: Welcome to 95 Ilford Road, a striking contemporary eco-forward home in the heart of Wychwood where light, design, and function come together beautifully. The main level offers a large open-concept space seamlessly combining living, dining, and kitchen areas with the dining area offering direct access to a beautifully landscaped backyard oasis and striking wood patio. The modern kitchen is anchored by an oversized peninsula with breakfast bar seating, ample storage and premium finishes. A stylish main floor powder room provides practical convenience to the home. Venture upstairs to find a luxurious primary suite featuring a spacious ensuite bath and a private balcony overlooking the serene backyard. Two sun-filled bedrooms, and a second bathroom complete this level. Above, a private rooftop patio - rarely found in Wychwood - offers an incredible outdoor escape, including three of the home's five green roof spaces, perfect for relaxing or entertaining. The fully finished basement further expands the living space, featuring a large recreation room, a full laundry area, heated floors and direct access to the backyard - offering versatile spaces for work, play, and relaxation. The home features heated floors on every level, adding comfort throughout. Floor-to-ceiling windows and an airy layout ensure every floor is filled with natural light. This home was thoughtfully designed and built with energy-efficient, eco-conscious systems throughout, including five solar panels, a radiant in-floor heating system, an advanced HRV ventilation system and more, combining modern sustainability with stylish living. Located just steps from Hillcrest Park, Wychwood Barns, St. Clair West shops, schools, and transit, 95 Ilford Road is a unique opportunity to own a modern, beautiful, sun-drenched home in one of Toronto's most sought-after neighbourhoods. A rare built-in garage completes this exceptional home!

Inclusions: Refrigerator, Oven/Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings (Except as Noted), All Electric Light Fixtures, All Bathroom Mirrors, All Built-In Shelving & Organizers, TV Console in Lower Level, Security System (Monitoring Extra), Electric Garage Door Opener, Solar Panels, Three Rain Barrels, Sump Pump, Two Tankless Hot Water Heaters, HRV System and Wall-Mounted Ductless AC Unit

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588



6C Wychwood Park Toronto Ontario M6G 2V5 Toronto C02 Wychwood Toronto Taxes: \$16,129.92/2025 Sold Date: 08/22/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$2,375,000 List: \$2,499,000
Detached	Fronting On: N	Rms: 8	
Link: N	Acreage:	Bedrooms: 3 + 1	
Bungalow	62.73 x 199.5 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x3xLower	
Dir/Cross St: Bathurst St & St Clair Ave W			Directions: Bathurst St & St Clair Ave W

MLS#: C12337848

PIN#: 212600198

Legal: Pt Lt 10 PI 1092 Wychwood Bracondale Dovercourt

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Private Double	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Ravine	Under Contract: Hot Water Tank-Gas
Roof: Asphalt Shingle	Exterior Feat: Deck	HST Applicable to Included In
Foundation: Poured Concrete	Interior Feat: Auto Garage Door	Sale Price:
Assessment: POTL:	Remote, Primary Bedroom - Main Floor, Storage, Water Heater	Farm/Agr:
POTL Mo Fee:	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct:
Laundry lev:		Survey Type: Available
		Spec Desig: Heritage

Topography: Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.83	x 10.4	Stainless Steel Appl	Tile Floor	Window
2	Living	Main	23.39	x 13.16	Fireplace	Hardwood Floor	South View
3	Dining	Main	9.51	x 10.4	Hardwood Floor	O/Looks Living	
4	Prim Bdrm	Main	13.22	x 13.16	Hardwood Floor	Window	Closet
5	2nd Br	Main	9.68	x 13.16	Hardwood Floor	Window	Closet
6	3rd Br	Main	9.61	x 10.83	Hardwood Floor	Window	Closet
7	Rec	Lower	24.61	x 12.7	Fireplace	Window	
8	Br	Lower	13.02	x 12.7	Window		
9	Exercise	Lower	11.98	x 10.3			
10	Laundry	Lower	18.04	x 10.3			

Client Remarks: Exceptional Opportunity in Wychwood Park!! Create your dream home! Discover this rare Mid-Century Modern Bungalow, built in 1953, situated on a generous 62' x 200' ravine lot. Tucked away on one of the city's most desirable streets, this exclusive enclave is just minutes from Downtown. Experience a truly unique park-like setting on the Escarpment, offering breathtaking views of the city and the lake. Imagine crafting your dream home in the iconic Wychwood Park. This delightful residence is ideal for downsizers, featuring three spacious bedrooms, two bathrooms, and a cozy living room complete with a wood-burning fireplace. The dining room opens to a large deck, perfect for outdoor gatherings. Additional highlights include a large two-car garage and a double private driveway, along with a charming studio wood cabin in the backyard-an ideal retreat for writers and yogis. Enjoy the convenience of walking to the Farmers Market at the Art Barns, as well as nearby dog parks, shops, and restaurants. With Fiesta Farms just 3 minutes away and the financial core a mere 10 minutes from your doorstep, this property offers the perfect blend of urban living and natural beauty. Embrace the tranquility of a forested oasis with private tennis courts and scenic walking trails right in the heart of the city. If you're searching for a slice of country living in the city, this remarkable Mid-Century Modern Bungalow in Wychwood Park, surrounded by majestic oak trees, is the perfect choice. Enjoy access to private tennis courts and winter skating on the pond-your dream lifestyle awaits!

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



18 Wychwood Park Toronto Ontario M6G 2V5 Toronto C02 Wychwood Toronto Taxes: \$14,591.50/2024 Sold Date: 08/26/2025 SPIS: N			Sold: \$2,800,000 List: \$2,949,000
Detached	Fronting On: S	For: Sale	% Dif: 95
Link: N 2 1/2 Storey	Acreage: 45.5 x 138 Feet Irreg: Park Setting	Rms: 9 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x2x3rd, 1x2xBsmt	
Dir/Cross St: Christie/St Clair/ Davenport Directions: Christie/St Clair/ Davenport			

MLS#: C12364511

PIN#: 212600202

Legal: PT LT 10 PL 1092 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA369271; T/W CA369271; S/T CA298119; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Unfinished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Arts Centre, Central Vacuum, Fenced Yard, Fireplace/Stove, Lake/Pond, Library, Public Transit, Ravine	HST Applicable to Included In
Lot Size Source: GeoWarehouse	Exterior Feat: Lawn Sprinkler System, Porch	Sale Price:
Roof: Shingles	Interior Feat: Central Vacuum, On Demand Water Heater, Steam Room, Water Softener	Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 12.5	W/O To Garden	Stainless Steel Coun	Stainless Steel Appl
2	Living	Main	16.01	x 14.5	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	12.24	x 13.65	Hardwood Floor	Formal Rm	
4	Sunroom	Main	19	x 10.01	W/O To Balcony	Marble Floor	French Doors
5	Prim Bdrm	2nd	10.76	x 16.01	Hardwood Floor	His/Hers Closets	Combined W/Sunroom
6	Sunroom	2nd	10.5	x 20.01	Hardwood Floor	O/Looks Garden	
7	2nd Br	2nd	12.07	x 10.07	Hardwood Floor		
8	4th Br	3rd	0	0	Hardwood Floor		
9	Other	Lower	0	0	2 Pc Bath	Sauna	

Client Remks: Wychwood Park is one of Toronto's most unique residential enclaves a private park with just sixty homes, set among some of the city's oldest oak trees. Recognized as a Heritage Conservation District, the park is celebrated for its many Arts and Crafts style houses built in the early 20th century. Leading architect Eden Smith, who helped define this era in Toronto, lived nearby. Founded in the 1870s by artist Marmaduke Matthews and his friend Alexander Jardine, Wychwood Park was home to Marshall McLuhan and countless artists. 18 Wychwood Park is a two and a half storey home built in 1920, offering four bedrooms (three on the second floor and one on the third) and two light-filled sunrooms overlooking the back garden. Each floor has a bathroom, including the basement, which also contains a steam room. Two features make this home especially distinctive: the wood-burning fireplace in the living room and the grey marble console sink in the second-floor main bath. The cream-coloured marble fireplace was salvaged from an 1880s Sherbourne Street mansion being demolished in 1943 purchased for just \$10 at the time! The vintage console sink, dating to 1910, was installed during the 1996 renovation by the late Jim Addison, a specialist in historic plumbing fixtures. The house is heated by a gas-fired boiler with both radiators and radiant floor heating, complemented by a tankless hot water system. Extensive 1996 renovations replaced every wire, pipe, and floor, ensuring modern function within the home's historic framework. Floors in the front hallway, kitchen, first-floor sunroom, and second-floor bathroom are finished in unpolished marble warmed by radiant heat. The kitchen combines character with practicality, featuring stainless steel countertops, a Sub-Zero fridge, Kitchen Aid gas/electric range, and Bosch dishwasher. (Reno 1996) The property includes a single front garage and an exceptionally deep, fenced backyard rare in the Park.

Inclusions: Sub-zero fridge, Bosch B/I dishwasher, washer, dryer, gas stove with electric oven, 3 wall A/C units as is condition, gas boiler, radiant and heated floors, stainless steel counter top, steam room in basement, tankless hot water tank, central vacuum, all window treatments, lights except those excluded water softener, as sprinkler system in front & back yard, 24 hrs to show

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



49 Hillcrest Dr Toronto Ontario M6G 2E2 Toronto C02 Wychwood Toronto Taxes: \$12,703.54/2024 Sold Date: 10/01/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$3,025,000 List: \$3,188,000
Detached	Fronting On: S	Rms: 9 + 4	
Link: N	Acreage:	Bedrooms: 4 + 2	
2-Storey	48 x 112 Feet	Washrooms: 4	1x2xMain, 1x6xUpper, 1x4xUpper, 1x3xLower
Irreg: Dir/Cross St: Davenport/Christie Directions: N/A			

MLS#: C12399477

PIN#: 212630115

Legal: Pt Lt 6-7 PL D1366 Toronto As In Ca755892;

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	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: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3500-5000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Other	Interior Feat: Other	Sale Price:
Foundation: Other		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.98	x 13.78	Fireplace	Combined W/Library	
2	Dining	Main	19.98	x 16.5	Large Window	Wainscoting	
3	Kitchen	Main	12.8	x 19.69	O/Looks Backyard	Combined W/Family	Stone Counter
4	Family	Main	14.01	x 16.5	W/O To Yard	Fireplace	
5	Library	Main	0	0	B/I Bookcase	Wood Floor	Open Concept
6	Prim Bdrm	2nd	16.08	x 14.5	W/I Closet	Wood Floor	6 Pc Ensuite
7	2nd Br	2nd	14.5	x 13.78	Wood Floor	Double Closet	Large Window
8	3rd Br	2nd	12.99	x 12.99	Wood Floor	Double Closet	O/Looks Backyard
9	4th Br	2nd	12.99	x 19.69	Wood Floor	O/Looks Backyard	Window
10	Rec	Lower	15.78	x 21	Panelled	Separate Rm	
11	5th Br	Lower	8.86	x 15.78	Ceramic Floor		
12	Exercise	Lower	12.5	x 6.89	Ceramic Floor		

Client Remks: How many houses in Toronto offer a breathtaking skyline view? Maybe just a handful and this is one of them! Enjoy rare, unobstructed south-facing views of the CN Tower from your own home. Nestled in the highly sought-after Wychwood community, just steps from Hillcrest Park, this spacious 4-bedroom, 4-bathroom home is a true gem. The beautifully designed kitchen features custom framing and a generous pantry, seamlessly connected to a bright family room. Enjoy the convenience of a main-floor office and mudroom, plus expansive principal rooms with impressive ceiling heights. The luxurious master suite offers a large walk-in closet and ensuite bath. Meticulously maintained and thoughtfully expanded, this home is a must-see for those seeking space, style, and unparalleled views in one of Toronto's most desirable neighborhoods.

Inclusions: Very Accessible To Downtown Core, Shopping, Restaurants, Parks, Tennis Clubs, Etc Includes: Fridge, Gas Stove, Dishwasher, Microwave, Washer & Dryer. Sun-Filled Private Back Yard W/Lots Of Space. Includes A Hot Tub, Large Deck & Flagstone. Unobstructed View of Toronto Skyline.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200