


**109 Balmoral Ave**  
**Toronto Ontario M4V 1J5**

Toronto C02 Yonge-St. Clair Toronto

**Taxes:** \$13,383.05/2024**For:** Sale**Sold:** \$2,560,000**List:** \$1,999,000**Sold Date:** 03/20/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

**Fronting On:** S**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

25 x 141 Feet

**Washrooms:** 4**Irreg:**

1x3xMain, 1x4x2nd, 1x3x3rd,

26.8FR, 141.16 E, 25.3 (R), 1x3xLower

141.16W FT

**Dir/Cross St:** balmoral/ yonge **Directions:** SOUTH AND EAST OF ST CLAIR AND YONGE**MLS#:** C12025949**PIN#:** 211910203**Assignment:** N**Fractional Ownership:** N

**Kitchens:** 3  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2500-3000  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Front Yard  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Level, Place  
 Of Worship, Public Transit, School

**Zoning:** RESIDENTIAL  
**Cable TV:** A **Hydro:** A  
**Gas:** Y **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Year:** 2012  
**Survey Type:** Available  
**Spec Desig:** Unknown

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.01	x 12.99	Fireplace
2	Dining	Main	16.01	x 10.66	Hardwood Floor
3	Kitchen	Main	11.09	x 8.6	Hardwood Floor
4	Br	Main	13.16	x 10.43	Hardwood Floor
5	Great Rm	2nd	16.77	x 10.6	Hardwood Floor
6	Dining	2nd	10.43	x 10.66	Hardwood Floor
7	Kitchen	2nd	14.4	x 9.09	Tile Floor
8	Prim Bdrm	2nd	20.18	x 12.99	Closet
9	Prim Bdrm	3rd	14.01	x 13.58	Hardwood Floor
10	3rd Br	3rd	16.67	x 12.07	Hardwood Floor
11	Living	Lower	18.41	x 17.65	Combined W/Living
12	Foyer	Main	7.15	x 3.74	Combined W/Kitchen
13	Laundry	Lower	20.01	x 12.01	3 Pc Bath

**Client Remks:** Exceptional opportunity for a single family, investment property or multi-generational home. Currently arranged as 3 separate units; Owner-occupied upper 2 floors feature a sun-filled living room with floor to ceiling south facing windows, updated kitchen, walkout to your private deck and two bedrooms on the third floor with supplementary Fujitsu compressor air conditioning. The currently tenanted (month to month, \$2561.06 with hydro included) main floor is a one bedroom unit with updated washroom and kitchen. The vacant lower level has been under pinned and features heated floors, new sewage pipes and sump pump. Conveniently located just a short walk to Yonge St. and nearby shops and restaurants, plus The Badminton & Racquet club, Toronto Lawn and the subway. \*\*\*\*\* Great opportunity to renovate this home into a single family home or maintain as 3 unit or to have an owner occupied unit and lease out the rest of the home. Oversized Upper level deck features fantastic views of the large backyard and garden. (Whole house available to be seen). Note: Main level pictures are taken prior to the tenant so does not show any furniture. Offer accepted awaiting cheque.

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


**44 Foxbar Rd**  
**Toronto Ontario M4V 2G6**

Toronto C02 Yonge-St. Clair Toronto

**Taxes:** \$15,228.51/2024**For:** Sale**Sold:** \$2,695,000**List:** \$2,695,000**Sold Date:** 04/24/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

**Fronting On:** S**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 5

3-Storey

43.95 x 149.09 Feet

**Washrooms:** 3**Irreg:**

1x2xMain, 1x3x2nd, 1x3x3rd

**Dir/Cross St:** Avenue Rd and St Clair**Directions:** North on Avenue Rd, turn right on St Clair then right on Foxbar**MLS#:** C12068862**PIN#:** 211910045

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b>	Part Fin / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	0	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	2500-3000	Family Room, Fireplace/Stove, Library,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Park, Place Of Worship, Public Transit,		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		School		<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	Stained Glass	2 Pc Bath
2	Living	Main	17.26	x 12.5	Bay Window	Hardwood Floor	Fireplace
3	Dining	Main	18.18	x 11.42	Electric Fireplace	Hardwood Floor	W/O To Garden
4	Kitchen	Main	12.4	x 11.15	W/O To Garden	W/O To Yard	W/O To Porch
5	Breakfast	Main	8.01	x 11.58	B/I Shelves	O/Looks Garden	
6	Prim Bdrm	2nd	14.17	x 10.76	W/I Closet	3 Pc Bath	Hardwood Floor
7	2nd Br	2nd	9.68	x 11.58	Closet	Hardwood Floor	
8	Family	2nd	18.01	x 11.15	Fireplace	Hardwood Floor	Bay Window
9	Sunroom	2nd	8.6	x 12.17	Combined W/Office	Broadloom	O/Looks Backyard
10	Office	2nd	7.74	x 12.17	Combined W/Sunroom	Hardwood Floor	
11	3rd Br	3rd	12.6	x 16.01	Closet	Broadloom	O/Looks Frontyard
12	4th Br	3rd	16.17	x 11.58	Closet	Hardwood Floor	O/Looks Backyard
13	5th Br	3rd	11.75	x 8.17	Closet	Hardwood Floor	O/Looks Backyard
14	Laundry	Lower	11.42	x 10.76			
15	Cold/Cant	Lower	6.99	x 10.24			
16	Other	Lower	17.59	x 10.66			
17	Utility	Lower	16.99	x 10.66			

**Client Remks:** Nestled on a serene street in Deer Park, this large Edwardian-style 3 storey detached home reflects old world charm with many original features preserved throughout. Same owner for 27 years, with 5+2 bedrooms and 3 bathrooms, this stately residence boasts timeless charm. The main level features a large foyer with original wood trim and stained glass windows, leading into a cozy living room and a formal dining room with original wainscotting and plate rails. The gourmet kitchen has stainless steel appliances and numerous cabinets, adjacent to a large breakfast room which looks over the back garden under a wisteria vine. On the second floor, find a generous family room/office with a fireplace and original mantel, a front bedroom, a primary bedroom with walk-in closet, a bright carpeted sunroom with 13 windows and an adjoining office/sitting room as well as a 3-piece bathroom. The third floor has 3 more bedrooms and a 3-piece bathroom. The basement is mostly unfinished, has a separate entrance although features a wine cellar and laundry room. The fenced yard offers a beautiful garden, a serene oasis, with a deck for dining under a covered pergola. Located near Avenue Rd and St. Clair, enjoy upscale shops, fine dining, schools, and parks all within walking distance. Excellent schools nearby: Brown, UCC, DeLaSalle, St Michaels. Space pac air conditioning on 2nd and 3rd floors, some new windows throughout, 3 fireplaces "as is" (Living room - gas, Dining room - electric, Family room-coal), new carpeting in sunroom.

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



**37 Farnham Ave**  
**Toronto Ontario M4V 1H6**  
 Toronto C02 Yonge-St. Clair Toronto  
**Taxes:** \$17,939.45/2024  
**Sold Date:** 06/18/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 21

**Sold:** \$4,150,000  
**List:** \$4,250,000

**For:** Sale  
**% Dif:** 98

Detached  
**Link:** N  
 2 1/2 Storey  
**Fronting On:** S  
**Acreage:** 25.83 x 157.19 Feet  
**Irreg:**  
**Rms:** 8 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
 1x2xMain, 1x4x2nd, 1x5x2nd,  
 1x6x3rd, 1x4xBsmt  
**Dir/Cross St:** Yonge & Farnham **Directions:** West of Yonge, south of Balmoral

**MLS#:** C12179001

**PIN#:** 211920291

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Fin W/O / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1916  
**Yr Built Source:** MPAC  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Front Yard  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.36	x 10.14	Fireplace	B/I Shelves	Hardwood Floor
2	Dining	Main	10.53	x 10.2	Crown Moulding	Open Concept	Hardwood Floor
3	Kitchen	Main	10.43	x 10.33	Pantry	Stainless Steel Appl	Centre Island
4	Family	Main	18.11	x 10.17	W/O To Deck	French Doors	Hardwood Floor
5	2nd Br	2nd	16.27	x 9.81	Bay Window	O/Looks Frontyard	Large Closet
6	3rd Br	2nd	11.02	x 8.56	Combined W/Sitting	Hardwood Floor	Skylight
7	4th Br	2nd	11.88	x 10.7	O/Looks Backyard	Hardwood Floor	Large Closet
8	Prim Bdrm	Upper	17.19	x 14.93	Fireplace	French Doors	W/I Closet
9	Br	Bsmt	11.58	x 9.09	Above Grade Window	B/I Shelves	Heated Floor
10	Rec	Bsmt	15.75	x 12.73	Heated Floor	B/I Shelves	W/O To Yard
11	Utility	Bsmt	4.92	x 7.87			

**Client Remks:** Welcome to this stunning Farnham residencean urban oasis designed for both luxurious living and effortless entertaining. The open-concept main floor is illuminated with soft pot lighting and anchored by sleek custom cabinetry, setting the tone for contemporary elegance. At the heart of the home is a chefs dream kitchen, showcasing a dramatic 10-foot marble waterfall island and seamless walkout to an expansive, tiered deckperfect for alfresco dining.The third-floor primary retreat offers panoramic views, generous walk-in and wall closets, and a spa-inspired ensuite complete with heated floors and a built-in shower TV for ultimate relaxation. The fully finished lower level includes a private nanny suite, ample built-in storage, and direct access to the backyard.Surrounded by lush greenery and enhanced by glowing outdoor lighting, the landscaped yard is a tranquil havenideal for quiet evenings under the stars or vibrant gatherings. Tucked away in the heart of the city, this exceptional home offers privacy, sophistication, and breathtaking viewsready to welcome your family and guests.

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY416-465-4545



**111 Balmoral Ave**  
**Toronto Ontario M4V 1J5**  
 Toronto C02 Yonge-St. Clair Toronto  
**Taxes:** \$16,938.05/2024  
**Sold Date:** 02/03/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold:** \$4,400,000  
**List:** \$4,495,000

**For:** Sale  
**% Dif:** 98

**Detached**  
**Link:** N  
 3-Storey  
**Fronting On:** S  
**Acreage:**  
 25 x 140 Feet  
**Irreg:**  
**Rms:** 9 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
 1x2xMain, 2x4x2nd, 1x3x3rd,  
 1x4xLower  
**Dir/Cross St:** Yonge and St Clair

**MLS#:** C11942821

**PIN#:** 211910204

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	Y <b>Hydro:</b> Y
<b>Basement:</b>	Finished / Walk-Up	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	Y <b>Phone:</b> Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	None
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Family Room, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	2500-3000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.07	x 6.07	Heated Floor Double Closet Vaulted Ceiling
2	Living	Main	16.08	x 13.32	Hardwood Floor Gas Fireplace O/Looks Frontyard
3	Dining	Main	14.4	x 9.42	Hardwood Floor Open Concept Pot Lights
4	Kitchen	Main	17.32	x 10.6	Hardwood Floor Centre Island Stainless Steel Appl
5	Family	Main	19.16	x 11.75	Hardwood Floor W/O To Deck Pot Lights
6	Prim Bdrm	2nd	16.67	x 13.68	Hardwood Floor 4 Pc Ensuite W/I Closet
7	2nd Br	2nd	12.93	x 11.15	Hardwood Floor Double Closet W/O To Terrace
8	3rd Br	3rd	14.17	x 12.93	Hardwood Floor Vaulted Ceiling W/O To Terrace
9	4th Br	3rd	16.67	x 11.09	Hardwood Floor B/I Closet Vaulted Ceiling
10	Exercise	Lower	17.09	x 14.99	Heated Floor 4 Pc Bath Mirrored Walls
11	5th Br	Lower	9.84	x 8.92	Window Pot Lights Closet
12	Laundry	Lower	8.07	x 4.92	Tile Floor B/I Shelves Laundry Sink

**Client Remks:** Welcome to 111 Balmoral Avenue, a beautifully renovated detached home in one of Toronto's most sought-after neighbourhoods. This stunning residence, designed with warm, modern finishes, offers four spacious bedrooms and five bathrooms, making it the perfect retreat for family living. The thoughtful layout and high-end features create an exceptional balance between style and functionality. Inside, the principal rooms flow seamlessly throughout the main level. The gourmet chef's kitchen features custom cabinetry, an expansive centre island, and striking herringbone tile at the heart of the home. High ceilings and a wall of sliding glass doors create a seamless connection between the family room and the private backyard. This tranquil space is perfect for al fresco dining, outdoor relaxation, or hosting summer gatherings. The upper floor houses a primary suite of rare refinement. Natural light illuminates the space through expansive windows, highlighting the exceptional craftsmanship. The suite's storage has been thoughtfully considered, featuring twin custom closets complementing an extensive walk-through wardrobe. In the ensuite bathroom, clean architectural lines define the space: a floating vanity with double basins demonstrates restrained luxury, while heated floors and a walk-in shower elevate the daily ritual. The 2nd bedroom maintains the home's standard of sophistication with built-in closets and a private terrace. The home continues to impress on the third level, with the 3rd bedroom featuring skylights, custom closets, and a walkout to another private terrace. The 4th bedroom, with custom built-in closets and a three-piece bathroom, complete the floor. The lower level of the home is designed for versatility, offering a recreation space perfect for family activities and currently used as a gym. This level also features an additional room that could serve as a home office or a nanny suite, with the added convenience of a walkout to the backyard.

**Extras:** Modern comfort and convenience are seamlessly integrated throughout the home from the lighting, alarm and thermostat, all controlled via your phone. Heated front pad parking provides added convenience, making winters a breeze.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910





**40 Oriole Rd**  
**Toronto Ontario M4V 2E8**  
 Toronto C02 Yonge-St. Clair Toronto  
**Taxes:** \$23,705/2024  
**Sold Date:** 06/14/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 25

**Sold:** \$5,125,000  
**List:** \$5,285,000

**For:** Sale  
**% Dif:** 97

**Detached**  
**Link:** N  
 3-Storey  
**Fronting On:** W  
**Acreage:**  
 30.02 x 173.57 Feet  
**Irreg:**  
**Rms:** 10 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
 1x2xMain, 1x4x2nd, 1x5x2nd,  
 1x4x3rd, 1x3xLower

**Dir/Cross St:** Avenue Road and St. Clair Avenue  
**Directions:** North of St. Clair, one street east of Avenue Road

**MLS#:** C12160789

**PIN#:** 211890196

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Full  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:** 6-15  
**Year Built:** 2016  
**Yr Built Source:** MPAC  
**Apx Sqft:** 3500-5000  
**Assessment:** \$3,314,000 / 2025  
**POTL:** N **POTL Mo Fee:**  
**Elevator:** Y  
**Laundry lev:** Lower

**Exterior:** Brick / Stone  
**Drive:** Private  
**Gar/Gar Spcs:** Built-In / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 4  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**  
 Central Vacuum, Family Room, Fenced  
 Yard, Fireplace/Stove, Park, Ravine, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.65	x 5.74	Hardwood Floor	Coffered Ceiling	Double Closet
2	Living	Main	17.91	x 14.17	Hardwood Floor	Crown Moulding	Dry Bar
3	Kitchen	Main	18.34	x 12.99	Hardwood Floor	Centre Island	O/Looks Family
4	Dining	Main	12.17	x 11.32	Hardwood Floor	O/Looks Family	O/Looks Garden
5	Family	Main	24.25	x 15.32	Hardwood Floor	Gas Fireplace	B/I Shelves
6	Prim Bdrm	2nd	18.34	x 14.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	15.75	x 11.84	Hardwood Floor	4 Pc Ensuite	Double Closet
8	3rd Br	3rd	15.58	x 11.75	Hardwood Floor	Double Closet	4 Pc Bath
9	4th Br	3rd	12.76	x 11.75	Hardwood Floor	B/I Shelves	W/O To Terrace
10	Rec	Lower	23.43	x 16.83	Hardwood Floor	B/I Shelves	Large Window
11	5th Br	Lower	11.09	x 10.01	Broadloom	Double Closet	3 Pc Bath
12	Mudroom	Lower	19.42	x 9.42	Tile Floor	B/I Shelves	Finished
13	Laundry	Lower	9.42	x 6.59	Tile Floor	B/I Shelves	Finished

**Client Remks:** An exquisitely built custom-home designed by Richard Wengle. Offering over 5,200 square feet of luxurious design easily transversed by elevator across four levels, with impeccable attention to detail at every turn. Over ten foot ceilings are enhanced by coffered ceilings, crown moulding and hardwood throughout. The elegant living room is ideal for entertaining with its own custom wet bar seamlessly transitioning to the stunning chef's kitchen. Replete with premium Wolf, Subzero and Miele appliances, an oversized stone island with seating area, an eat-in breakfast area and custom floor-to-ceiling cabinetry, this remodelled kitchen is a dream for family meals and social gatherings alike. The adjoining oversized family room with a new gas fireplace and its own second bar with built-in shelving offers a wall of windows overlooking the the exquisitely-designed yard by John Lloyd. The expansive primary suite offers both a walk-in closet and a spacious dressing room, a gas fireplace, built-in shelving, a five-piece bath with freestanding soaker tub, and a private 278 sq. ft. south-facing balcony overlooking the magnificent yard. A second bedroom with bevelled glass closet doors and a private 4 pc ensuite, and a second stacked laundry complete the floor. Glass railing stairs lead to the third floor with an oversized patterned skylight, and two other bedrooms/office, a 4 pc bath and an additional glassed-in 365 sq. ft. terrace offering a tree-top oasis in the city. The over 1400 square foot lower level features an oversized recreation/media room with built in cabinetry, an adjacent wine cellar, a mudroom with built-in shelving, a fifth bedroom and adjacent 4 pc bath and nearby full-sized laundry. The stunning bespoke garden is the crown jewel of this home, with flagstone steps and patio, a built-in barbeque, a central birdbath among the canopy of trees adding to the green space of this 173 ft. deep lot. In the Brown School & OLPH catchments, this home is not to be missed.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910