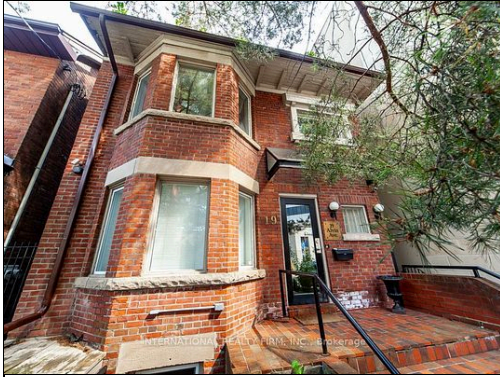
	<b>101 Heath St W</b> <b>Toronto Ontario M4V 1T5</b> Toronto C02 Yonge-St. Clair Toronto <b>Taxes:</b> \$12,585.71/2025 <b>Sold Date:</b> 09/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2		<b>Sold: \$2,250,000</b> <b>List: \$2,250,000</b> <b>For:</b> Sale <b>% Dif:</b> 100				
	Detached <b>Link:</b> N 3-Storey		<b>Fronting On:</b> S <b>Acreage:</b> 34 x 167.66 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Avenue/ St Clair Ave W <b>Directions:</b> Avenue/ St Clair Ave W				
			<b>Rms:</b> 8 + 4 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x4x2nd, 1x4x3rd, 1x4xLower				
<b>MLS#:</b> C12389974 <b>Legal:</b> PT LT 52 PL 365 DEER PARK AS IN CT36168 T/W CT36168; CITY OF TORONTO <b>PIN#:</b> 211900108							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Other		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	15.12	x 13.81	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	12.47	x 11.15	Open Concept	Hardwood Floor	Picture Window
3	Kitchen	Main	13.94	x 9.61	Family Size Kitchen		
4	Breakfast	Main	9.65	x 7.22	Combined W/Kitchen	W/O To Deck	
5	Family	Main	14.63	x 11.68	Window	Open Concept	O/Looks Backyard
6	Prim Bdrm	2nd	22.47	x 12.5	Large Closet	Picture Window	Hardwood Floor
7	2nd Br	2nd	13.19	x 9.58	Juliette Balcony	Double Closet	Hardwood Floor
8	3rd Br	3rd	22.47	x 12.63	Open Concept	Picture Window	Hardwood Floor
9	4th Br	Lower	11.19	x 10.99	Broadloom		
10	Rec	Lower	13.16	x 12.34	Open Concept	Broadloom	
<b>Client Remks:</b> A rare offering in the heart of Deer Park, this spacious 3+1 bedroom home spans over 3,000 sq.ft. across four floors, set on an impressive 34' x 167' lot. Designed with a great layout and an abundance of natural light, the home features a large deck for entertaining, private parking, and generous living space for the whole family. Steps from the city's finest schools UCC, BSS, The York School, Montessori, and Brown Public this location is truly unmatched. Walk to Yonge & St. Clair in minutes and enjoy shops, dining, transit, and every convenience imaginable. Move in and enjoy, or add your personal touches to create the ultimate city retreat. Truly a remarkable find. *Opportunity to acquire alongside neighbouring 103 Heath St W for an outstanding development prospect.* <b>Inclusions:</b> All chattels 'As is where is' condition.							
<b>Listing Contracted With:</b> RE/MAX HALLMARK BATORI GROUP INC.416-485-7575							



<b>122 Farnham Ave</b> <b>Toronto Ontario M4V 1H4</b> Toronto C02 Yonge-St. Clair Toronto <b>Taxes:</b> \$13,965.69/2025 <b>Sold Date:</b> 08/02/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 33			<b>Sold: \$2,550,000</b> <b>List: \$2,779,000</b>  <b>For:</b> Sale <b>% Dif:</b> 92
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 25 x 134 Feet <b>Irreg:</b>	<b>Rms:</b> 9 <b>Bedrooms:</b> 5 <b>Washrooms:</b> 4 1x2xGround, 1x4x2nd, 1x4x3rd, 1x3xBsmt	<b>Dir/Cross St:</b> Avenue Rd and St. Clair Ave West <b>Directions:</b> Between Avenue Rd and Yonge

<b>MLS#:</b> C12253488						<b>PIN#:</b> 211910269					
<b>Legal:</b> PT LT 21 PL 1287 AVENUE HILL AS IN CT55119; T/W & S/T CT55119; S/T EXECUTION 94-015991, IF ENFORCEABLE; CITY OF TORONTO											
<b>Kitchens:</b> 1				<b>Exterior:</b> Brick				<b>Zoning:</b>			
<b>Fam Rm:</b> N				<b>Gar/Gar Spcs:</b> None / 0				<b>Cable TV:</b>			
<b>Basement:</b> Partially Finished				<b>Park/Drive:</b>				<b>Gas:</b> <b>Hydro:</b>			
<b>Fireplace/Stv:</b> Y				<b>Drive:</b> Front Yard Parking				<b>Water:</b> Municipal			
<b>Heat:</b> Radiant / Gas				<b>Drive Park Spcs:</b> 1				<b>Water Supply Type:</b>			
<b>A/C:</b> Window Unit				<b>Tot Prk Spcs:</b> 1				<b>Sewer:</b> Sewers			
<b>Central Vac:</b> N				<b>UFFI:</b>				<b>Waterfront:</b>			
<b>Apx Age:</b>				<b>Pool:</b> None				<b>Retirement:</b>			
<b>Apx Sqft:</b> 1500-2000				<b>Prop Feat:</b> Fireplace/Stove				<b>HST Applicable to</b> Included In			
<b>Roof:</b> Asphalt Shingle				<b>Interior Feat:</b> None				<b>Sale Price:</b>			
<b>Foundation:</b> Unknown								<b>Farm/Agr:</b>			
<b>Assessment:</b> <b>POTL:</b>								<b>Oth Struct:</b>			
<b>POTL Mo Fee:</b>								<b>Survey Type:</b> None			
<b>Laundry lev:</b> Lower								<b>Spec Desig:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>		<b>Width (ft)</b>	<b>Description</b>					
1	Living	Ground	12.89	x	19.19						
2	Dining	Ground	10.66	x	10.93						
3	Kitchen	Ground	10.4	x	11.25						
4	Solarium	Ground	9.55	x	11.78						
5	Prim Bdrm	2nd	14.63	x	19.65						
6	2nd Br	2nd	11.58	x	11.88						
7	3rd Br	2nd	9.48	x	15.52						
8	4th Br	3rd	13.48	x	10.83						
9	5th Br	3rd	15.09	x	13.22						
<b>Client Remks:</b> Set on a quiet, tree-lined street in the prestigious Summerhill neighbourhood, this distinguished detached three-storey residence offers an exceptional lifestyle in one of Torontos most sought-after enclaves. Surrounded by elegant homes and lush, mature gardens, the property enjoys a sense of privacy and grace, with front pad parking discreetly tucked away amidst the landscaped frontage. The main floor welcomes with an inviting layout that includes formal living and dining areas, ideal for entertaining, and a well-appointed family kitchen that extends into an airy solarium perfect for casual dining while enjoying tranquil views of the private rear garden. With five generously sized bedrooms and four bathrooms, there is ample space for a growing family. The principal bedroom features a charming fireplace, creating a warm retreat. A full basement offers extensive storage and functional flexibility. Whether you're looking to move in and enjoy, update to suit your vision, or explore the potential for a new custom home, this property presents an exceptional canvas in a premier location. Enjoy all that Summerhill has to offer top-rated schools, a short walk to the Yonge subway line, proximity to downtown, and the boutique shops, cafes, and amenities of both Summerhill and Yonge & St. Clair. A rare offering in an unbeatable location.											
<b>Inclusions:</b> Fridge, stove, built-in dishwasher, vent hood, laundry washer and dryer, all light fixtures (except in exclusions), all window coverings											
<b>Listing Contracted With:</b> JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE416-489-2121											



<b>19 Alvin Ave</b> <b>Toronto Ontario M4T 2A7</b> Toronto C09 Rosedale-Moore Park Toronto <b>Taxes:</b> \$12,554.63/2024 <b>For:</b> Sale <b>% Dif:</b> 94 <b>Sold Date:</b> 11/06/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 44		
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 25 x 116 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x4x2nd, 1x2xGround, 1x2x3rd
<b>Dir/Cross St:</b> Yonge/St Clair <b>Directions:</b> GPS it!		

<b>MLS#:</b> C12422199	<b>PIN#:</b> 211230135
<b>Legal:</b> Pt Lt 18 Plan 1422 Lane Access	

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Development Potential <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 4 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Interior Feat: None	<b>Zoning:</b> R(d1*789) <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> In Addition To <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Ground	22.01	x 16.4	
2	Office	Ground	7.71	x 8.01	
3	Office	Ground	8.23	x 7.51	2 Pc Bath
4	Office	Ground	16.17	x 11.25	2 Pc Ensuite      W/O To Yard
5	Office	2nd	15.49	x 12.3	
6	Office	2nd	8.83	x 8.23	
7	Office	2nd	14.34	x 10.99	4 Pc Bath
8	Kitchen	2nd	13.25	x 8.5	W/O To Balcony
9	Office	3rd	17.59	x 14.6	2 Pc Bath
10	Office	Bsmt	17.32	x 10.43	
11	Office	Bsmt	11.75	x 10.43	2 Pc Bath

<b>Client Remks:</b> Detached Building just Steps from St. Clair Subway. Zoning Allows for Medical/Office use. Even Greater Redevelopment Potential Under the City of Toronto's New Higher Density (within 200 meters of a subway) Plan. Live/Work at Vibrant Yonge/St. Clair. Four Parking Spaces. Extra Potential w/ Nearly 1000 sq ft of Unfinished Basement.	
<b>Inclusions:</b> All Existing Appliances	
<b>Listing Contracted With:</b> INTERNATIONAL REALTY FIRM, INC. 647-313-3400	