

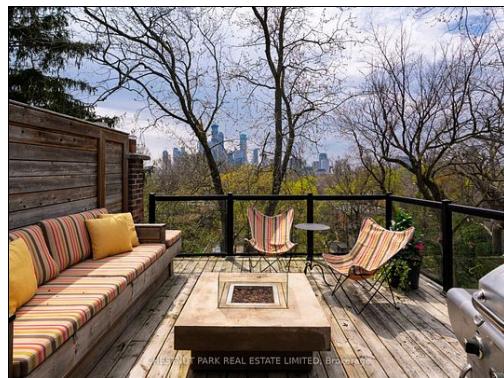


103 Heath St W Toronto Ontario M4V 1T5 Toronto C02 Yonge-St. Clair Toronto Taxes: \$15,730.25/2025 Sold Date: 10/30/2025 SPIS: N Last Status: SLD DOM: 52			Sold: \$2,375,000 List: \$2,500,000 % Dif: 95
Multiplex Link: 3-Storey	Fronting On: S Acreage: 42.1 x 167.7 Feet Irreg:	Rms: 15 + 6 Bedrooms: 8 + 2 Washrooms: 4 1x5xMain, 1x3x2nd, 1x4x3rd, 1x4xLower	Dir/Cross St: Avenue/ St Clair Ave W Directions: Avenue/ St Clair Ave W
MLS#: C12389977 PIN#: 211900107 Legal: PT LT 7 PL 623 AVENUE HILL; PT LT 52 PL 365 DEER PARK AS IN CT960896 T/W & S/T CT960896 CITY OF TORONTO			

Kitchens: 3 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Place Of Worship, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Hydro Gas: Phone Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A truly rare offering, this Victorian multiplex exudes timeless charm while delivering modern versatility. Behind its classic facade are four expansive residences, each 1,300 - 1,500 sq.ft., defined by soaring ceilings, grand principal rooms, elegant bay windows, and private terraces on every level. Bathed in natural light and brimming with architectural character, the property offers a remarkable layout that's both functional and inspiring. With coveted parking for all units, this is an extraordinary rental opportunity in one of Toronto's most desirable neighbourhoods. Just steps to Yonge & St. Clair, residents enjoy unmatched access to the city's finest shops, dining, schools, and transit. A truly exceptional find in the heart of the city. Inclusions: All chattels 'As is where is' condition.					

Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575



61 Woodlawn Ave W Toronto Ontario M4V 1G6			Sold: \$2,749,000
Toronto C02 Yonge-St. Clair Toronto			List: \$2,799,000
Taxes: \$13,933.83/2024	For: Sale	% Dif: 98	
Sold Date: 07/23/2025			
SPIS: N	Last Status: SLD	DOM: 35	
Semi-Detached	Fronting On: S	Rms: 10 + 1	
Link: 3-Storey	Acreage: 20.5 x 120 Feet	Bedrooms: 3	Washrooms: 3
	Irreg:	1x4xMain, 1x3xLower, 1x4x3rd	
Dir/Cross St: Yonge Street/Woodlawn Ave W Directions: Yonge Street/Woodlawn Ave W			

MLS#: C12230086

PIN#: 211920199

Legal: PT LT 56 PL 669 NORTH WEST ANNEX AS IN CA148340 S/T & T/W CA148340; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished with Walk-Out / Apartment	Park/Drive: Private	Gas: Phone
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Electric Car Charger, Fenced	HST Applicable to Included In
Roof: Asphalt Shingle	Yard, Fireplace/Stove, Public Transit,	Sale Price:
Foundation: Concrete	School, Wooded/Treed	Farm/Agr:
Assessment: POTL:	Interior Feat: Accessory Apartment, In-	Oth Struct: None
POTL Mo Fee:	Law Capability, In-Law Suite, Primary	Survey Type: None
Laundry lev: Lower	Bedroom - Main Floor, Sump Pump,	Spec Desig: Unknown
	Water Heater Owned	
	Security Feat: Alarm System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	13.42	x 11.91	Hardwood Floor	4 Pcs Ensuite	Balcony
2	Bathroom	Main	12.5	x 6.17	Tile Floor	Heated Floor	4 Pcs Bath
3	Foyer	Main	9.84	x 4.27	Hardwood Floor	Combined W/Sitting	
4	Kitchen	2nd	14.93	x 11.91	Hardwood Floor	Combined W/Living	South View
5	Living	2nd	28.58	x 13.09	Hardwood Floor	Combined W/Dining	Gas Fireplace
6	2nd Br	3rd	14.17	x 10.93	Hardwood Floor	Closet	North View
7	Office	3rd	12.83	x 10.83	Hardwood Floor	W/O To Balcony	Open Concept
8	Bathroom	3rd	9.74	x 5.15	Tile Floor	Heated Floor	4 Pcs Bath
9	Sitting	Lower	13.32	x 11.09	Hardwood Floor	Walk-Out	South View
10	Kitchen	Lower	9.42	x 8.83	Hardwood Floor	Combined W/Laundry	
11	Br	Lower	10.6	x 9.51	Hardwood Floor	Closet	Open Concept
12	Bathroom	Lower	8.01	x 5.58	Tile Floor	Heated Floor	3 Pcs Bath
13	Laundry	Lower	10.24	x 5.91	Tile Floor	Laundry Sink	
14	Utility	Lower	9.58	x 8.99	Tile Floor		

Client Remarks: 61 Woodlawn Avenue West has been magically transformed by the current owner in 2015. The main floor reception is very sizable & spacious. The interior is very versatile for a family, a couple or a single person. The renovation was taken right back to the bricks. The interior enjoys extra tall ceilings & wide plank floors. The majority of the house, while having spectacular south city views is mainly above grade. There are amazing contemporary principal rooms. The gourmet kitchen is infused with loads of natural light & open treed views. The kitchen opens to the Living room & Dining room which can experience large furniture & walls for art. The third floors enjoys a roof top terrace with a gas BBQ and Fire pit, as well there is water for gardening. The Lower Level is ideal for in-laws, teenagers or a nanny. The lower level has direct access to the entire house as well it has a private entrance to Woodlawn Avenue. Its also a great place to entertain with a large deck overlooking the garden. This is a wonderful opportunity with 3 full bedrooms & 3 full bathrooms & heated floors. There is even a Home Office. A Romantic Primary with 4 pc. (Steam shower) & fitted dressing room & Private balcony for coffee in the sun. You will not be disappointed. The house is move in ready & gently used. This is a magazine quality interior. Easy parking at the front door & walkability to the finest of Summerhill and Rosedale. Truly one of the best properties in Summerhill and its so quiet with the birds & trees. The perfect house for a family, scale down house or as a condo in the tree tops.

Inclusions: See Schedule C.

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



37 Woodlawn Ave W Toronto Ontario M4V 1G6			Sold: \$4,350,000
Toronto C02 Yonge-St. Clair Toronto			List: \$4,795,000
Taxes: \$11,523/2024	For: Sale	% Dif: 91	
Sold Date: 08/06/2025			
SPIS: N	Last Status: SLD	DOM: 50	
Semi-Detached	Fronting On: S	Rms: 15	
Link: 3-Storey	Acreage: <.50 24.66 x 105.92 Feet	Bedrooms: 3 + 1	
	Irreg: Subject To Right-Of-Way, See Survey.	Washrooms: 4 1x2xGround, 1x3xBsmt, 1x5x3rd, 1x4x2nd	
Dir/Cross St: Yonge St & Woodlawn Ave Directions: Yonge St & Woodlawn Ave			

MLS#: C12226424

PIN#: 211920211

Legal: LT 2 PL 304E TORONTO T/W CA511748; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Apartment / Finished with Walk-Out	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone: Y
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type: Reverse Osmosis
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2500-3000	Prop Feat: Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Rec Centre, School	Waterfront:
Lot Shape: Rectangular	Exterior Feat: Deck, Landscaped, Lighting, Patio, Porch, Privacy, Recreational Area, Year Round Living	Retirement:
Lot Size Source: Survey	Interior Feat: Built-In Oven, Generator - Full, Guest Accommodations, In-Law Capability, Water Meter, Water Purifier, Carpet Free	HST Applicable to: Included In
Roof: Asphalt Shingle, Membrane	Security Feat: Carbon Monoxide Detectors, Alarm System, Monitored, Security System, Smoke Detector	Sale Price:
Foundation: Poured Concrete, Brick		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: Available
Elevator: Y		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Rec	Bsmt	22.11	x 14.93			
2	Kitchen	Ground	15.42	x 11.19	Picture Window	Centre Island	B/I Appliances
3	4th Br	Bsmt	13.94	x 11.32			
4	Dining	Ground	15.42	x 10.93			
5	Living	Ground	21.03	x 20.24	Gas Fireplace		
6	Office	2nd	10.96	x 8.17	Balcony		
7	Family	2nd	15.09	x 11.15	Balcony		
8	2nd Br	2nd	10.63	x 9.51	B/I Closet		
9	3rd Br	2nd	11.58	x 10.63	B/I Closet		
10	Prim Bdrm	3rd	15.09	x 11.15	Juliette Balcony	W/I Closet	Gas Fireplace
11	Laundry	Bsmt	7.87	x 3.28			
12	Furnace	Bsmt	10.47	x 10.14			

Client Remarks: Spectacular home nestled in one of Toronto's most desirable and prestigious neighborhoods, no expense was spared in the re-construction and design of this extraordinary home in Summerhill. Perfectly situated on the south side of Woodlawn Ave West, featuring breathtaking panoramic skyline views including the iconic CN Tower. Feel immersed in the city yet enveloped in nature with peaceful surroundings. Steps to Yonge St., enjoy all Summerhill has to offer: upscale dining, cafes, boutiques, parks, private schools. 3663 square feet (including walkout basement) with 9ft ceilings, 4 bedrooms, 4 bathrooms, Cambridge Elevator. Main floor is open concept featuring a Downsview Kitchen w/ Sub-Zero fridge, Wolf Oven/Induction cooktop, Miele Dishwasher. Bright dining room with deck overlooking backyard, spacious living room w/ fireplace. Second floor boasts 2 bedrooms, 4-piece bath, laundry, family rm/office (R/I for bar), oversized deck w/ skyline view. Third floor is stunning! Primary bedroom spans the entire floor. Wake every morning to spectacular skyline view with 2 Juliet balconies. Complimented by a cozy seating area with gas fireplace leading to walk-in closet and spa-like 5-piece bathroom. Basement w/ 9 ft ceilings has a private side & rear entrance w/ patio doors opening to the large deck & backyard. Basement has option as a legal apartment but currently setup for single family. 1 bedroom, 3-pc bathroom, laundry, living area w/ kitchen roughed in. Other features include new limestone front facade, glass railings, heated driveway/walkway/steps, Generac generator, water filtration system, heated tile floors, smart lighting, audio system, security/cameras, 3 Gas BBQ connections, skylight, California closets, beautiful vine along the laneway side of the home. ****EXTRAS**** New Roof, White Oak flooring, New backyard fencing/landscaping, Skylight over stairs, New Windows/Doors, New Insulated Concrete Floor in Basement w/ Waterproofing/Weeping Tile, 2 Mech Rooms w/ Zoned Heating System.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:23:26 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: Built-In Appliances: WOLF Oven, WOLF Induction Cooktop, Miele Dishwasher, Sub-Zero Fridge, Microwave. All Existing Light Fixtures, Full Sized Stacked Washer And Dryer, Natural Gas BBQ.

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE905-895-8615



27 Heath St W Toronto Ontario M4V 1T2 Toronto C02 Yonge-St. Clair Toronto Taxes: \$27,435.43/2025 Sold Date: 07/07/2025 SPIS: N	Sold: \$5,025,500 List: \$4,995,000
Semi-Detached Link: 2-Storey	For: Sale Last Status: SLD DOM: 11
Fronting On: S Acreage: 28.81 x 167 Feet Irreg:	Rms: 19 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: HEATH & YONGE Directions: HEATH & YONGE	

MLS#: C12247699

PIN#: 211900246

Legal: PLS SCHEDULE 'C' (FULL LEGAL DESCRIPTION)

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Other	Hydro:
Fireplace/Stv: Y	Drive: Other	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer:
Apx Sqft: 3500-5000	Prop Feat: Family Room, Fireplace/Stove, Library, Place Of Worship, Public Transit, School	Waterfront:
Roof: Flat, Membrane	Interior Feat: Auto Garage Door Remote, Storage Area Lockers	Retirement:
Foundation: Concrete	Security Feat: Alarm System	HST Applicable to: Not Subject to HST
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27	x 14.99	Hardwood Floor	Fireplace	W/O To Patio
2	Dining	Main	27	x 13.85	Hardwood Floor	Fireplace	B/I Bookcase
3	Kitchen	Main	18.41	x 16.93	Centre Island	Eat-In Kitchen	Pantry
4	Breakfast	Main	13.91	x 6.17	Combined W/Kitchen	Window	
5	Foyer	Main	17.49	x 7.91	Hardwood Floor	Skylight	2 Pc Bath
6	Prim Bdrm	2nd	17.91	x 17.16	Hardwood Floor	W/I Closet	7 Pc Ensuite
7	2nd Br	2nd	15.42	x 9.84	Hardwood Floor	4 Pc Ensuite	Closet
8	3rd Br	2nd	13.75	x 11.32	Hardwood Floor	Double Closet	3 Pc Ensuite
9	Rec	Lower	16.57	x 15.68	Broadloom	B/I Bookcase	3 Pc Ensuite
10	Laundry	Lower	11.25	x 6.56	Ceramic Floor		
11	Utility	Lower	11.15	x 10.24	Double Closet	Access To Garage	

Client Remks: Special Georgian Yonge and St Clair meticulously designed by Joe Brennan and custom built by KP Isberg in 2007, this luxury City Home features grand scall rooms, magnificent moldings, millwork, 11' ceilings on the main and on the second floor, and an elegant curved staircase with a 23' skylight. Designer chef's kitchen with oversized island, custom cabinetry and Butler's pantry. Dining and living room flooded with south facing light opening onto an oversized stone patio and a private south facing yard. 3+1 bedrooms with ensuites, primary bedroom with his and hers ensuites and fitted closets. Direct access to secure underground parking for 2 cars. Common owner maintenance fee approx. \$5000/yearly.

Inclusions: All attached light fixtures, draperies, california shutters, broadloom where laid, stair coverings, Monogram 6 burner gas range and oven, Subzero refrigerator and freezer drawers, Miele built-in dishwasher, Built-in microwave, Frigidaire front load washer and dryer, 2 gas log sets and glass screens.

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