



**25 Hillsboro Ave**  
**Toronto Ontario M5R 1S6**

Toronto C02 Annex Toronto

**Taxes:** \$9,878.14/2025

**Sold Date:** 05/31/2025

**SPIS:** N

**Last Status:** SLD

**For:** Sale

**Sold:** \$2,050,000

**List:** \$2,290,000

**% Dif:** 90

**DOM:** 11

Detached

**Fronting On:** N

**Rms:** 10 + 4

**Link:** N

**Acreage:** < .50

**Bedrooms:** 4 + 1

2-Storey

25 x 80 Feet

**Washrooms:** 3

**Irreg:**

1x4x2nd, 1x4xMain, 1x3xBsmt

**Dir/Cross St:** DAVENPORT AND AVENUE **Directions:** Davenport and Avenue

**MLS#:** C12160252

**PIN#:** 211940411

**Kitchens:** 3  
**Fam Rm:** N  
**Basement:** Apartment / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Baseboard / Electric  
**A/C:** Window Unit  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 1500-2000  
**Assessment:** POTL:  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Stucco/Plaster  
**Drive:** Available  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Library, Park, Place Of Worship, Public Transit, Ravine, School

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

**Topography:** Dry, Flat

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Prim Bdrm	Main	11.71	x 6.89	Closet	Window
2	2nd Br	Main	9.38	x 17.88	Closet	Window
3	Kitchen	Main	8.01	x 9.12		
4	Dining	Main	14.9	x 9.42	Open Concept	Combined W/Living
5	Living	Main	14.9	x 10.96	Open Concept	Combined W/Dining
6	Prim Bdrm	2nd	9.42	x 13.55	Closet	Window
7	2nd Br	2nd	8.07	x 14.53	Closet	Murphy Bed Window
8	Kitchen	2nd	13.58	x 10.96	Open Concept	Combined W/Dining
9	Dining	2nd	14.6	x 9.71	Open Concept	Combined W/Living Window
10	Living	2nd	18.01	x 8.14	Open Concept	W/O To Terrace Fireplace Insert
11	Prim Bdrm	Bsmt	8.96	x 11.45		
12	Living	Bsmt	7.74	x 13.45	Open Concept	Combined W/Dining 3 Pc Bath

**Client Remks:** Nestled across from Ramsden Park and a short stroll to Rosedale subway, this spacious, detached, and beautifully renovated home offers three unique suites ideal for multi-family living, friends cohabiting, or generating rental income. The main and second floors each feature bright, airy two-bedroom suites, while two of the units boast private balconies perfect for BBQs and summer evenings. With parking for two, thoughtful updates throughout, and an unbeatable location, this home offers the best of both worlds luxury and convenience, right in the heart of one of Toronto's most sought-after neighborhoods. Live in one, rent the others, or create the ultimate shared living experience!

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



**309 St George St**  
**Toronto Ontario M5R 2R2**  
 Toronto C02 Annex Toronto

**Sold: \$2,700,000**  
**List: \$2,650,000**

**Taxes:** \$13,104.10/2024

**For:** Sale

**% Dif:** 102

**Sold Date:** 03/25/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 1

Detached

**Fronting On:** E

**Rms:** 14 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 6 + 1

2 1/2 Storey

28 x 107 Feet

**Washrooms:** 5

**Irreg:**

1x2x3rd, 1x5x3rd, 1x2xMain,  
1x5x2nd, 1x3xLower

**Dir/Cross St:** Dupont & Davenport **Directions:** Dupont and Davenport

**MLS#:** C12038547

**PIN#:** 212160190

<b>Kitchens:</b>	2 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Rt-Of-Way	<b>Cable TV:</b>	
<b>Basement:</b>	Apartment / 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>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	3000-3500			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.86	x 10.83	Hardwood Floor	B/I Closet	Leaded Glass
2	Living	2nd	10.83	x 12.47	Hardwood Floor	Bay Window	Fireplace
3	Dining	2nd	11.48	x 9.51	Hardwood Floor	Bay Window	Open Concept
4	Kitchen	2nd	10.5	x 10.17	Centre Island	W/O To Deck	Hardwood Floor
5	2nd Br	3rd	20.34	x 10.83	Large Window	Closet	
6	3rd Br	3rd	10.5	x 13.45	Large Window	Closet	B/I Bookcase
7	Prim Bdrm	3rd	13.45	x 11.48	2 Pc Ensuite	W/O To Deck	Closet
8	Bathroom	3rd	5.25	x 4.59	Combined w/Primary	5 Pc Bath	Double Sink
9	Bathroom	3rd	7.55	x 8.53	Combined W/Laundry	Ceramic Sink	Tile Floor
10	Foyer	Main	8.53	x 7.22	Heated Floor	Closet	2 Pc Bath
11	Kitchen	Main	10.5	x 18.37	Centre Island	Stainless Steel Appl	Renovated
12	Dining	Main	11.15	x 19.03	Fireplace	Hardwood Floor	Coffered Ceiling
13	Living	Main	9.84	x 20.34	Fireplace	Hardwood Floor	Bay Window
14	Powder Rm	Main	0	0	Heated Floor	Ceramic Sink	
15	Office	Main	6.23	x 6.89	French Doors	B/I Desk	B/I Bookcase
16	Prim Bdrm	2nd	10.83	x 14.76	Closet	Hardwood Floor	Window
17	2nd Br	2nd	10.83	x 6.89	Window	Hardwood Floor	
18	3rd Br	2nd	10.5	x 6.89	Window	Hardwood Floor	
19	Bathroom	2nd	0	0	5 Pc Bath	Combined W/Laundry	Double Sink
20	Living	Lower	10.5	x 17.39	Closet	Open Concept	Window
21	Kitchen	Lower	9.51	x 10.5	Vinyl Floor	Centre Island	
22	Br	Lower	11.81	x 7.87	Vinyl Floor	Closet Organizers	Window
23	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	Separate Shower
24	Laundry	Lower	10.83	x 8.2	Concrete Floor	Open Concept	Laundry Sink
25	Utility	Lower	10.5	x 19.36	Concrete Floor	Swing Doors	
26	Other	Lower	11.15	x 7.87	Concrete Floor		

**Client Remks:** Stunning detached Edwardian home in the coveted East Annex. Thoughtfully reimagined into two luxurious 3-bed, 2-bath owners suites- each with a private entrance, terrace, ensuite laundry, and dedicated parking- plus a separate 1-bed basement suite with its own entrance & generous storage. With vacant possession, the possibilities are endless! Perfect for investors, multi-generational living, or co-ownership. Live in one suite while renting the rest, or maximize rental income with an estimated NOI of \$125k/yr. Meticulously restored details- leaded and stained glass windows, crown moldings, coffered ceilings, medallions, fireplaces, and original banisters- blend seamlessly with modern renovations. The front unit boasts a landscaped perennial garden framed by a striking Corten steel threshold, leading to a covered porch and grand foyer with custom closets. The sun-filled open-concept living/dining area flows to a sleek eat-in kitchen with quartz counters, large island, and walkout to a spacious deck. The skylit third floor features 3 generously sized bedrooms, a renovated bath, ensuite laundry, and a king-sized primary retreat with a private terrace & powder room. The rear unit, accessed via a private terrace and tall glass-paneled door, opens to a stylish foyer with heated floors, built-in storage, and double closets. The sophisticated living space features 9-ft ceilings, a chefs kitchen with a dramatic 10-ft quartz waterfall island, a dining room with coffered ceilings & fireplace, and a living room with custom built-ins, bay windows, and original wood pocket doors w/ leaded glass. A dedicated home office with French doors and a powder room complete the main level. Upstairs, 3 bedrooms include a king-sized primary with two double closets, a renovated bath, and ensuite

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

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laundry. Ideally located within walking distance to the subway, top hospitals, U of T, Yorkville, and the Financial District this is a rare gem in one of Toronto's most sought-after neighborhoods.

**Extras:**

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



**142 Bedford Rd**  
**Toronto Ontario M5R 2K2**  
 Toronto C02 Annex Toronto

**Sold: \$3,850,000**  
**List: \$4,200,000**

**Taxes: \$18,261/2024**

**For: Sale**

**% Dif: 92**

**Sold Date: 06/17/2025**

**SPIS: N**

**Last Status: SLD**

**DOM: 134**

Detached

**Fronting On: W**

**Rms: 14 + 4**

**Link: N**

**Acreage:**

**Bedrooms: 4 + 2**

3-Storey

33.33 x 99.74 Feet

**Washrooms: 3**

**Irreg:**

2x2, 1x3xLower

Irregular Refer to

Attached Survey

**Dir/Cross St: Bernard Ave**

**MLS#: C11952436**

**PIN#: 212150277**

<b>Kitchens:</b>	3 + 2	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Attached / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	4	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	5	<b>Water Supply:</b>	
<b>A/C:</b>	Other	<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>	Family Room, Fireplace/Stove, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Heritage
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	28.08	x 24.25	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	17.42	x 15.49	Fireplace	Hardwood Floor	2 Pc Bath
3	Family	Main	20.01	x 17.09	Fireplace	Hardwood Floor	Spiral Stairs
4	Kitchen	Main	10.43	x 6.76	Galley Kitchen		
5	Prim Bdrm	Main	12.76	x 12.6	W/I Closet	4 Pc Ensuite	
6	Living	2nd	20.24	x 15.58	Fireplace	Hardwood Floor	Bay Window
7	Kitchen	2nd	15.32	x 8.66	W/O To Deck	Hardwood Floor	Bay Window
8	Prim Bdrm	2nd	17.32	x 13.85	Broadloom	Double Closet	Fireplace
9	2nd Br	2nd	11.68	x 11.25	Broadloom	Bay Window	4 Pc Bath
10	Kitchen	2nd	15.32	x 8.66	B/I Dishwasher	W/O To Deck	Open Concept
11	Living	3rd	18.01	x 13.75	Combined W/Dining	Combined W/Kitchen	Vaulted Ceiling
12	Kitchen	3rd	12.17	x 6.59	W/O To Deck	Combined W/Dining	B/I Dishwasher

**Client Remks:** Historic Victorian Annex Mansion: The Laidlaw Estate. A rare opportunity to own a piece of Toronto's architectural heritage. Originally one of the grand Victorian mansions in the Annex, the Laidlaw Estate was meticulously restored and renovated in 2001, transforming it into five upscale, fully furnished units. This property offers a harmonious blend of timeless elegance and modern investment potential, with remarkable features that reflect old-world craftsmanship: Soaring 11-foot ceilings, solid oak doors, exquisite hardwood floors, magnificent fireplaces, elegant wainscoting, crown moulding & wall panelling, stunning leaded glass windows. Investment & Lifestyle Possibilities: Turnkey Passive Investment: Keep the property as-is and continue generating rental income from the furnished units. Luxury Market Potential: Update interiors while maintaining the architectural integrity to tap into Toronto's booming luxury rental market. Restoration Opportunity: Return the property to its former glory as a single-family residence, creating a one-of-a-kind dream home with immense historic charm. A truly unique property brimming with character and versatility, the Laidlaw Estate stands as a testament to timeless craftsmanship and investment opportunity in one of Toronto's most desirable neighborhoods. **\*\*EXTRAS\*\*** 5 parking spots available. Prime location near excellent schools, recreational facilities, local restaurants & public transit add so much to the investment value of this property.

**Extras:**

**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888



**63 Pears Ave W**  
**Toronto Ontario M5R 1S9**  
 Toronto C02 Annex Toronto

**Sold: \$7,200,000**  
**List: \$7,800,000**

**Taxes:** \$18,600/2024 **For:** Sale  
**Sold Date:** 03/06/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 85

**% Dif:** 92

**Detached** **Fronting On:** N  
**Link:** N **Acreage:**  
 3-Storey 25 x 105 Feet  
**Irreg:**

**Rms:** 15  
**Bedrooms:** 4  
**Washrooms:** 5  
 1x5x3rd, 1x4x2nd, 1x3x2nd,  
 1x3xLower, 1x2xGround

**Dir/Cross St:** Avenue Road and Davenport

**MLS#:** C11890685

**PIN#:** 211940358

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Fin W/O  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** New  
**Apx Sqft:** 3500-5000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Elevator:** Y  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

**Zoning:**  
**Cable TV:** **Hydro:** Y  
**Gas:** Y **Phone:** N  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Exquisite Custom-Built Masterpiece Across from Ramsden Park....Nestled in one of Toronto's most sought-after locations, this one-of-a-kind 4,515 sf luxury home is a true architectural gem. Situated on Pears Ave, steps away from Yorkville and the charming Summerhill neighbourhoods, this property offers the perfect blend of urban sophistication and serene park-side living. Features include 4 spacious bedrooms and 5 beautifully appointed bathrooms, offering unparalleled comfort and style. Immerse yourself in natural white oak finishes and unique marble accents throughout the home. A show-stopping living room with soaring 18 ft ceilings, striking fireplace and huge custom windows, perfect for entertaining or relaxing in style. A chef's dream; designer kitchen boasts state-of-the-art Gaggenau appliances, custom cabinetry, and a gorgeous marble island. A lovely dining room with custom wine storage. Custom spiral staircase leads up to the second floor library room and two spacious and natural light filled bedrooms. The third floor spacious primary bedroom overlooks Ramsden Park, featuring a luxurious ensuite with breathtaking finishes that exude spa-like elegance. Enjoy the custom wardrobe room overlooking the backyard with exquisite millwork and cabinetry. The lower level retreat includes a cozy family room and an additional bedroom w/walkout to the backyard, ideal for guests or multi-generational living. Enjoy a professionally landscaped backyard complete with a private studio gym and seamless access to a laneway garage. The huge rooftop terrace overlooking the park is the perfect place to unwind or entertain. Elevator serves all 5 levels. This home is more than a residence; it's a lifestyle. With its unparalleled craftsmanship, prime location, and proximity to some of the city's best dining, shopping, and recreation, this property offers an extraordinary living experience. Don't miss this rare opportunity to own a home that redefines luxury living in the heart of Toronto.

**Extras:**

**Listing Contracted With:** Re/Max Hallmark Realty Ltd., Brokerage 416-465-7850