	1 Guytoi Crt		Sold: \$962,000
	Toronto Ontario M3C 1Y2		List: \$995,000
	Toronto C13 Banbury-Don Mills Toronto		
Taxes: \$4,000.14 / 2022		For: Sale	% Dif: 97
SPIS: N		Last Status: Sld	
Plan 4566 Pt Lot 486 See Mortgage Comments			DOM: 29
Semi-Detached		Fronting On: E	Rms: 6 + 1
2-Storey		Acreage:	Bedrooms: 3
Irreg:		Lot: 48.26 x 95.22 Feet	Washrms: 2
Dir/Cross St: Don Mills Rd/ The Donway E		1x4x2nd, 1x2xBsmt	

MLS#: C5647840 Seller: Estate Of Ena Greenshields/Estate Trustee Occupancy: Vacant
 PIN#: 101350233 ARN#: 190810128001800 Contact After Exp: N
 Holdover: 60

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro:
Basement: Finished	Gar/Gar Spcs: None / 0.0	Gas: Phone:
Fireplace/Stv: N	Drive Pk Spcs: 3	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 3.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Cul De Sac, Park, Public	Retirement:
Apx Sqft:	Transit, School	Farm/Agr:
Assessment:		Oth Struct:
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	4.31	x 3.91	Hardwood Floor
2	Dining	Main	2.77	x 3.42	Hardwood Floor
3	Kitchen	Main	3.45	x 3.42	Hardwood Floor
4	Prim Bdrm	2nd	3.11	x 3.95	East View
5	2nd Br	2nd	3.14	x 2.69	East View
6	3rd Br	2nd	2.62	x 2.79	West View
7	Rec	Bsmt	6.28	x 3.83	Finished
8	Bathroom	2nd	2.08	x 1.92	4 Pc Bath
9	Bathroom	Bsmt	2.94	x 2.62	2 Pc Bath

Client Remks: Very Desirable Midcentury Modern Family Home On A Corner Cul De Sac Lot, Yet Close To All Don Mills Has To Offer. Very Short Walk To The Shops At Don Mills. Perfect For Families. Original Hardwood Floors. Public Transit Is At This Home's Doorstep For Easy Travel Around The City, With Schools, Parks, And Recreation Facilities Within Approximately 20-Minute Walk.

Extras: The Fridge/Freezer, Dryer, Washer, And Stove Are Included As-Is. All Staging Furniture, Gold Curtain In The Master Bedroom, And Shelving Unit In The Basement Are Not Included. Owned Furnace, Water Heater, And Ac.

Inclusions:


Exclusions:

Rental Items:

Brkage Remks: This Is An Estate Sale. Ready To Be Sold. Property Being Sold In As-Is Condition. There Are No Representation Or Warranties. No Survey. Please Include Sched B, Form 801. Easy Access With Lockbox And Easy Showing. Email Offers To Farhanulhaq@Remax.Net

Mortgage Comments: Pt Lt 486 Pl 4566 North York As In Ny519015; S/T Ny185818; Toronto (N York) , City Of Toronto

List: RE/MAX ADVANCE REALTY, BROKERAGE Ph: 416-491-4002 Fax: 416-756-1267
 FARHAN UL-HAQ, Salesperson 416-436-8621 MANNI XU, FRI, Broker of Record 416-418-7628
 Co-Op: EXP REALTY, BROKERAGE
 Heide Katja Heemsoth, Salesperson
Contract Date: 6/06/2022 **Sold Date:** 7/05/2022 **Leased Terms:**
Expiry Date: 11/30/2022 **Closing Date:** 8/18/2022 **Original:** \$1,058,888
Last Update: 7/11/2022 **CB Comm:** 2.25% + Hst

	62 Plateau Cres		Sold: \$1,035,000
	Toronto Ontario M3C1M8		List: \$1,140,000
Toronto C13 Banbury-Don Mills Toronto 110-25-K			
Taxes: \$4,752.14 / 2022		For: Sale	% Dif: 91
SPIS: N		Last Status: Sld	
Plan 4566 Pt Blk O		DOM: 13	
Semi-Detached		Fronting On: S	Rms: 8
2-Storey		Acreage:	Bedrooms: 3
		Lot: 32.15 x 146 Feet	Washrms: 2
			1x4x2nd, 1x2xBsmt
Irreg:			
Dir/Cross St: Don Mills + Lawrence			

MLS#: C5806974	Seller: Estate Of John Douglas Scythes, Executor: Anne Douglas Quade	Occupancy: Vacant
PIN#: 101350205	ARN#: 190810127005400	Contact After Exp: N
Holdover: 90		

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Drive: Private	Cable TV: Hydro:
Basement: Part Fin	Gar/Gar Spcs: None / 0.0	Gas: N Phone:
Fireplace/Stv: N	Drive Pk Spcs: 3	Water: Municipal
Heat: Heat Pump / Other	Tot Pk Spcs: 3.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat: Golf, Library, Place Of	Retirement: N
Apx Sqft: 1500-2000	Worship, Public Transit, Ravine, School	Farm/Agr:
Assessment:		Oth Struct: Garden Shed
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Kitchen	Ground	3.27	x 4.25	Family Size Kitchen	O/Looks Backyard	Linoleum
2	Dining	Ground	3.76	x 2.92	Combined W/Living	W/O To Garden	Plank Floor
3	Living	Ground	3.45	x 4.88	Combined W/Dining	Large Window	Plank Floor
4	Prim Bdrm	2nd	3.17	x 3.94	Large Window	Plank Floor	Double Closet
5	2nd Br	2nd	3.79	x 2.72	Large Window	Plank Floor	Large Closet
6	3rd Br	2nd	3.79	x 2.44	Large Window	Plank Floor	Large Closet
7	Rec	Bsmt	4.90	x 5.34	Combined W/Workshop		
8	Workshop	Bsmt	2.97	x 5.34	Combined W/Rec		

Client Remks: Unique, Wooded Ravine Backing, Bright, Light, Semi In The Much Sought After Neighbourhood Of Don Mills. Truly Fantastic Location: Treed, Private, Quiet, No Exit Street. Lush Yard Directly Onto Park System W Miles Of Walking And Biking Trails. 2 Minute Walk To Elementary School. 8 Minute Walk To Secondary School. 12 Minute Walk To Renowned Cf Shops At Don Mills. Short Minutes Drive To Dvp Downtown Or 401 Out Of Town. Watch Out For Hawks And Deer.

Extras: Original Refurbished Plank Flooring Throughout. Environmentally Friendly Air Source Heat Pump System (No Oil Or Gas). 2X Frigidaire Fridges. Hotpoint Oven, Beaumark Freezer, Frigidaire Washer + Dryer, Workshop Table + Shelving.

Inclusions:

Exclusions:

Rental Items:

Brkage Remks: Hwt Is Owned. Buyer/Agent To Verify All Measurements. Deposit Must Be Certified/Draft. Pre-Listing Inspection Available. Thank You For Showing. Hrothschild@Primus.Ca

List: RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 416-769-1524		
HOWARD ROTHSCCHILD, Salesperson 416-712-9181		
Co-Op: HOMELIFE GALAXY REAL ESTATE LTD., BROKERAGE		
Karim Hashmi, Salesperson		
Contract Date: 10/26/2022	Sold Date: 11/08/2022	Leased Terms:
Expiry Date: 2/25/2023	Closing Date: 12/20/2022	Original: \$1,140,000
Last Update: 11/10/2022	CB Comm: 2.5% + Hst	



37 Moccasin Tr
Toronto Ontario M3C1Y5
 Toronto C13 Banbury-Don Mills Toronto 110-25-K
Taxes: \$4,107.98 / 2020 **For:** Sale **% Dif:** 100
SPIS: N **Last Status:** Sld
 Pt Lt 8 PI 5124 North York Tb534488 Cityof Toronto **DOM:** 13

Semi-Detached **Fronting On:** W **Rms:** 6 + 1
 2-Storey **Acreage:** **Bedrooms:** 3
Lot: 23.6 x 100 Feet **Washrms:** 2
 1x4x2nd, 1x3xBsmt
Irreg: Easement Reg. To Title 23.65X100X80
Dir/Cross St: Don Mills & Lawrence

MLS#: C5383212 **Seller:** Jan Green **Occupancy:** Owner
PIN#: **ARN#:** 190810127001000 **Contact After Exp:** N
Holdover: 30

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro:
Basement: Finished	Gar/Gar Spcs: None / 0.0	Gas: Phone:
Fireplace/Stv: N	Drive Pk Spcs: 4	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 4.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: Abv Grnd	Waterfront:
Apx Age:	Prop Feat: Cul De Sac, Fenced	Retirement:
Apx Sqft:	Yard, Park, Place Of Worship, Public Transit,	Farm/Agr:
Assessment:	Ravine	Oth Struct: Garden Shed
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description
1	Living	Main	6.65	x 4.00	Hardwood Floor Combined W/Dining Large Window
2	Dining	Main	6.65	x 4.00	Hardwood Floor Combined W/Living Large Window
3	Kitchen	Main	4.47	x 3.35	Eat-In Kitchen Updated W/O To Deck
4	Prim Bdrm	2nd	4.30	x 2.76	Hardwood Floor Double Closet O/Looks Frontyard
5	2nd Br	2nd	3.60	x 2.62	Hardwood Floor O/Looks Pool
6	3rd Br	2nd	2.85	x 2.61	Hardwood Floor O/Looks Pool
7	Family	Bsmt	5.81	x 4.25	Broadloom Above Grade Window
8	Laundry	Bsmt			Tile Floor Tile Ceiling
9	Bathroom	Bsmt	2.37	x 1.56	Tile Floor 3 Pc Bath
10	Bathroom	2nd	3.00	x 1.62	Ceramic Floor O/Looks Frontyard

Client Remks: Rare Hidden Gem! Spectacular 3Bd 2Bth Fully Updated Don Mills Semi In Quiet Cul-De-Sac. Huge Irreg 23X100X80' Lot. One In A Million. Modern And Move In Ready. Very Private, Meticulously Maintained, Stunning Gardens, Full Deck Surrounds A 24X12X4 Ft A/G Pool, Easy To Operate And Maintain. Huge Lower Deck, Full Privacy Fencing. New Roof 2018, New A/C Aug. 2021. Non Smoking Home. 2 Garden Sheds, Tons Of Storage And Natural Light Throughout. Resort-Like Setting.

Extras: S/S Fridge & Dishwasher, Gas Stove, Dryer, New Washer, Pool Deck Storage Units, All Patio Furn, Window Coverings, Light Fixt, High End Aquaspace Water Filtration System In Kitchen. Excl: Dining Room Light Fixt. Open House Sun Sept. 26 2-6 Pm

Inclusions:

Exclusions:

Rental Items:

Brkage Remks: Deposit By Certified Check Or Bank Draft. Attach Sched B/Easement/Disclosure With Offers. 2 Hrs Notice For Showing 12Pm-8Pm. The Buyers And Buyers Agents Must Verify All Mls Listing Details, Taxes, And Measurements. Home Inspection Avail Upon Request.

List: INTERNATIONAL REALTY FIRM, INC., BROKERAGE **Ph:** 647-313-3400 **Fax:** 289-475-5524

SCOTT GREEN, Salesperson 437-533-6089

Co-Op: ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE

James B Millar, Salesperson

Contract Date: 9/25/2021

Sold Date: 10/08/2021

Leased Terms:


Expiry Date: 3/25/2022

Closing Date: 1/13/2022

Original: \$1,320,000

Last Update: 10/08/2021

CB Comm: 2.5%

	38 Plateau Cres		Sold: \$1,610,000
	Toronto Ontario M3C1M8		List: \$1,388,000
	Toronto C13 Banbury-Don Mills Toronto 110-25-K		
Taxes: \$5,761.85 / 2021		For: Sale	% Dif: 116
SPIS: N		Last Status: Sld	
Pt Blk O PI 4566			DOM: 7
Semi-Detached		Fronting On: S	Rms: 9
2-Storey		Acreeage:	Bedrooms: 4
		Lot: 35.01 x 272.6 Feet	Washrms: 3
			1x4xGround, 1x4x2nd, 1x2xBsmt
Irreg: Ravine Irreg. Per Plan Of Survey			
Dir/Cross St: Don Mills/Lawrence			

MLS#: C5552684	Seller: The Estate Of Elizabeth Shields Execs: Dan & Sonia Shields	Occupancy: Vacant
PIN#:	ARN#:	Contact After Exp: N
Holdover: 90		

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV: Hydro:
Basement: Part Fin	Gar/Gar Spcs: Carport / 1.0	Gas: Phone:
Fireplace/Stv: N	Drive Pk Spcs: 3	Water: Municipal
Heat: Forced Air / Gas	Tot Pk Spcs: 4.0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac:	Pool: None	Waterfront:
Apx Age:	Prop Feat: Golf, Library, Place Of	Retirement:
Apx Sqft: 1500-2000	Worship, Public Transit, Ravine, School	Farm/Agr:
Assessment:		Oth Struct:
POTL:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (m)	Width (m)	Description		
1	Mudroom	Ground	2.46	x 1.65	Skylight	Slate Flooring	Double Closet
2	Kitchen	Ground	4.01	x 3.30	Eat-In Kitchen	Ceramic Back Splash	Pass Through
3	Dining	Ground	3.91	x 2.90	Open Concept	Broadloom	Closet
4	Living	Ground	4.32	x 3.40	Broadloom	O/Looks Frontyard	Picture Window
5	Family	Ground	4.88	x 5.54	Sunken Room	W/O To Ravine	Hardwood Floor
6	Br	Ground	3.96	x 3.51	O/Looks Ravine	W/I Closet	4 Pc Bath
7	Prim Bdrm	2nd	3.63	x 3.40	Hardwood Floor	His/Hers Closets	O/Looks Ravine
8	Br	2nd	3.84	x 2.74	Hardwood Floor	O/Looks Frontyard	Double Closet
9	Br	2nd	3.84	x 2.34	Hardwood Floor	O/Looks Frontyard	Double Closet
10	Rec	Bsmt	5.31	x 3.99	Panelled		
11	Games	Bsmt	4.78	x 3.81	2 Pc Bath	Unfinished	
12	Utility	Bsmt	9.04	x 4.83	Combined W/Laundry		

Client Remks: Opportunity Is Knocking For This Spacious 1950 Square Foot 4 Bdrm Semi Backing Onto A Ravine System With Walking And Biking Trails. The Family Room Addition Overlooks A Spectacular Super Deep Garden (270') Plus The Ravine. Best Neighbourhood Ever!! Short Walk To All Levels & Types Of Schools, Parks, And The Exciting Shops At Don Mills With Formal And Informal Dining, Super Entertainment At The Vip Theatre Plus Great Boutique Shopping. Come Raise Your Family!

Extras: Elfs, Wndw Coverings, Fridge, B/I Dw, B/I Stove Vent, Stove, B/I Chair Lift, Washer & Dryer, Cac'16, Furnace '16. Hot Water Tank (R), Roof '16 Please No Warranties, All "Chattels & Fixtures "As Is Where As"

Inclusions:

Exclusions:

Rental Items:

Brkage Remks: Please See All Attachments Including Survey. Offers Appreciated On Monday, April 4th, Please Register By 2Pm. Virtual Staging Highlights The Endless Potential, Home Inspection Available, Karen@Karenmillar.Com Open House Sat/Sun 2-4

Mortgage Comments: Treat As Clear

List: ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE Ph: 416-443-0300 Fax: 416-443-8619
 KAREN MILLAR, Broker 416-390-2566
 Co-Op: TRADEWORLD REALTY INC, BROKERAGE
 Yanyan Wang, Salesperson
Contract Date: 3/28/2022 **Sold Date:** 4/04/2022 **Leased Terms:**
Expiry Date: 5/31/2022 **Closing Date:** 5/10/2022 **Original:** \$1,388,000
Last Update: 4/05/2022 **CB Comm:** 2.5%