

what it went for

\$6.995 MILLION

CONNIE ADAIR

Bedford Park
234 Strathallan Wood
(Glencairn Avenue and Bathurst Street)
Asking price: \$6.995 million
Sold for: \$6.995 million
Taxes: \$20,442 (2024)
Bedrooms: 4+1
Bathrooms: 6
Square footage: 4,500
Garage: 2
Parking: 4
Days on the market: 17

The owner grew up down the street on Forest Wood and as a child used to ride her bike past this house. She always admired the distinctive look of the home, says listing agent Marci Cook.

When it came up for sale, the owner says they were not even looking to buy a home but she called her husband and said, "Meet me there in 15 minutes. We are buying this house," Cook says.

The 4,500-square-foot brick home was built in 1972. It was in original condition when the current owners purchased it in 2013. They renovated the house extensively, customizing it for functional family living and for entertaining because they hold many charity events in their home, Cook says.

Noteworthy interior features include 20-foot-high ceilings on the main foyer, his-and-her bathrooms, walk-in closets and offices in the primary suite and an oversized dining room for

entertaining.

Cook says three sets of pocket doors lead from the large main-floor great room to the kitchen so the homeowners have the option for privacy or for a more open atmosphere when they entertain.

When potential buyers saw it, they said "it was not like any other homes they had seen," Cook says. "It's like an Old English manor with transitional features on the inside."

The people who bought it live a few blocks away and told Cook they had always admired the timeless exterior of the home. "The buyers were one of the first showings. We had another buyer that was interested but did not end up competing." Young families were drawn to the location of the 50x135-foot lot because it is close to Bialik Hebrew Day School, Havergal and Toronto French School.

Cook says large principal rooms and functional family living space also appealed to potential purchasers, "buyers who appreciate and recognize high-quality finishes and construction."

The property has a gated front courtyard with manicured gardens. The backyard offers an entertaining area with a built-in station that includes a grill and a Big Green Egg barbecue, a limestone waterfall feature, oversized trees for privacy and Astroturf for easy maintenance.

Listing Broker: Forest Hill Real Estate (Marci Cook)



\$2.575 million

CONNIE ADAIR

Moore Park
158 Heath St. E. (Mt. Pleasant Road and St. Clair Avenue East)
Asking price: \$2.295 million
Sold for: \$2.575 million
Taxes: \$10,421 (2023)
Bedrooms: 3+1
Bathrooms: 4
Square footage: 2,555
Garage: 0
Parking: 1
Days on the market: 3

With its eye-catching curb appeal and move-in ready interior, listing agent Kaija Pitt says, "We had a feeling this home wouldn't last" long on the market. "We decided to list below the current market value and have an offer date. The seller was interested in reviewing any pre-

emptive offers if one came along, and one did. The perfect buyer came along and just had to have it."

She says showings were steady, with a lot of interest from new buyers and downsizers. "The house is the perfect size. It has enough bedrooms for a growing family but the size isn't too large and a downsizer could feel comfortable as well."

Pitt says the house has it all. Among the best features are the open-concept family room and kitchen with a walkout to the back garden.

The primary bedroom has a wall-to-wall wardrobe, a fireplace and an ensuite bathroom.

The finished lower level, which has been dug down, has a Murphy bed and a three-piece bathroom. The recreation room has a mini

fridge and a laundry area.

"I am a sucker for a fireplace and there are three in this home," she says, including a marble fireplace in the living room. A separate dining room, a skylight in the kitchen and a main-floor powder room are other highlights. The three-piece family bathroom has a claw-foot tub.

Storage space can be found in the attic, which is accessible by a built-in drop-down ladder.

As for the exterior, it has ivy growing over cream coloured painted brick and a blue painted front door and window frames, a winning combination, she says. "The classic colours give it the look of an English cottage."

Listing Broker: Sotheby's International Realty Canada (Kaija Pitt and Megan Whyte)