

# what it went for

## \$4.125 MILLION

CONNIE ADAIR

Leaside  
10 True Davidson Dr.  
(Bayview Avenue and  
Nesbitt Drive)  
Asking price: \$4.195 million  
Sold for: \$4.125 million  
Taxes: \$15,564 (2023)  
Bedrooms: 5  
Bathrooms: 5  
Square footage: 4,172  
Garage: 2  
Parking: 2  
Days on the market: 8

Ten True Davidson is in the Governor's Bridge area, which sees very little turnover and is a close-knit community, says listing agent Armin Youssefi. "Many residents here have a lifetime commitment to the area, with no desire to sell or leave. Families looking to grow roots in the community" were attracted to this home and neighbourhood.

High ceilings on every level, expansive principal rooms and a highly desirable floor plan are features of the five-bedroom, five-bathroom home built in 2003.

Youssefi says he likes the family room best. "It features a striking oversized gas fireplace and a walkout to a large balcony overlooking a vast ravine."

The 4,172-square-foot home has designer living and dining rooms with an elegant gas fireplace and sumptuous wallpaper, he says. The large chef's kitchen has a centre island, a walk-in pantry and a breakfast nook that overlooks the family room.

Ravine views can also be enjoyed from the family room, which is ideal for entertaining.

A grand staircase leads to the second level. The primary suite is designed to let its occupants relax in bed and gaze out on to a private balcony overlooking a forest.

The massive dressing room has a washer and dryer. A walk-in closet and a five-piece ensuite bathroom are other highlights.

Each of the other three bedrooms is bright with natural light and offers lots of closet space.

The third floor has a fifth bedroom with a Juliet balcony. A full bathroom makes it ideal for use as an in-law, guest or nanny suite.

Heated floors grace the mud room, which provides access to the built-in two-car garage and heated driveway.

The 41x127-foot lot is landscaped. When potential buyers saw the property, they commented about the incredible ravine views, Youssefi says.

"It's located 10 minutes from downtown and is just a short walk from Evergreen Brickworks, Summerhill Market and all of Bayview Avenue's finest amenities. It is also situated near top private schools and within the top public school catchments of Our Lady of Perpetual Help Catholic School, Bennington Heights and Bessborough Elementary. This home truly fulfils every desire of a large or growing family."

Listing Broker: Sotheby's  
International Realty Canada  
(Armin Youssefi)



## \$1.5 million

CONNIE ADAIR

Yonge-Eglinton  
98 Castlefield Ave. (Yonge  
Street and Roselawn Av-  
enue)

Asking price: \$1.599 million  
Sold for: \$1.5 million  
Taxes: \$8,698 (2024)  
Bedrooms: 4  
Bathrooms: 2  
Square footage: 1,657  
Garage: 0  
Parking: 0  
Days on the market: 40

Selling the family home can be bittersweet. "It took the family some time to come to grips with selling and clearing out decades of accumulated stuff but they were ready to close this chapter," says listing agent Jim Burt-nick.

When the 1,657-square-foot house was listed, there

was a "decent amount of interest but not overwhelming," he says. In addition to builders, "there were some other parties who were considering it as a place to live and then do renovations over time."

However it was purchased as a "complete demo and rebuild. It shows signs that the speculation home-builders are coming back into the market but only in AAA catchments such as 98 Castlefield," Burt-nick says. Is builder speculation a good thing for the area? He says, "I think so. I find that the majority of buyers out there want move-in ready and do not want to take on this onerous task themselves."

As far as interest in the house once it's built, he says his best guess is "yes but that will also depend on the state of the overall economy and interest rates."

The aluminum-clad house is on a 31x135-foot lot with a mutual driveway. It's close to Allenby, John Fisher and North Toronto Collegiate Institute, and the "lively heart of Yonge and Eglinton," he says.

It's close to the Yonge subway, Eglinton Crosstown and amenities, including Eglinton Park, shops, restaurants and other lifestyle conveniences, he says. "It's a location that combines the best of city living with family-friendly appeal."

Burt-nick says, "I recently sold another house on Castlefield in one day — another high school friend's family house. So this one successful sale I think spurred the sellers of 98 Castlefield to go to market."

Listing Broker: Sotheby's  
International Realty Canada  
(Jim Burt-nick and Richard  
Silver)