

Comparative Market Analysis



48 Isa Crt

Elder Mills, Vaughan, Ontario L4H 1J4

June 30, 2026



ANDREW BOLTON

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Subject Property Details

48 Isa Crt, Vaughan

Elder Mills, Vaughan, Ontario L4H 1J4

Price Estimate:
\$950,000 - \$980,000

Status

Sold

Type

Semi-Detached

Approx Age

16-30

Lot Size

25 x 101 Feet

Neighbourhood

Elder Mills

Bed
3

Bath
4

Sq Ft
1100-1500

Listing Description

Fantastic 3 Bedroom 2 Stry Semi With Fin Bsmt On Child Friendly Crt Location. Hse Overlooks Breathtaking Ravine, Many Recent Improvements, New Roof 2013, Furnace & Humidifier 2010, New Windows 2010, Tankless Hot Water System, Newly Stained Deck, New Hardwood Floors Main And 2nd Flr. Inviting Flr Pln, Door From Gar To Hse, Loads Of Sunlight, Private Full Fenced Yrd, Newly Stained Deck, Must See Move In Condition.



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Comparable Property Summary

All Comparables

Low Price \$909,900	High Price \$1,099,000	Median Price \$1,049,900
Average Price \$1,040,436	Avg. Days on Market 15	# 11

On The Market

Low Price \$909,900	High Price \$1,099,000	Median Price \$1,049,450
Average Price \$1,026,950	Avg. Days on Market 12	# 4

Recently Sold

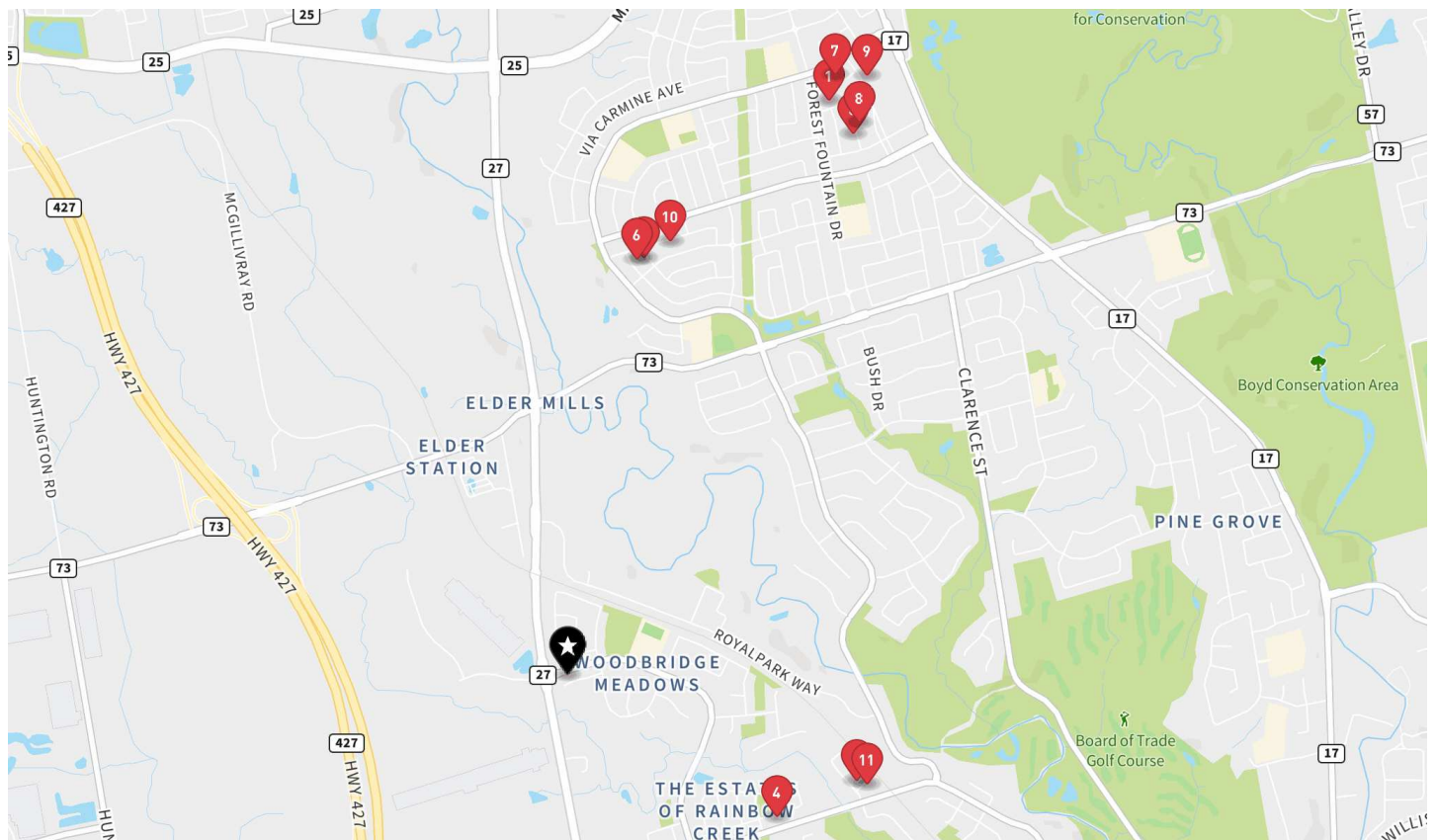
Low Price \$1,035,000	High Price \$1,067,000	Median Price \$1,050,000
Average Price \$1,048,143	Avg. Days on Market 17	# 7



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Comparable Property List



#	ADDRESS	STATUS	TYPE	RMS	BEDS	BATHS	PRICE	ADJ.PRICE	SOLD DATE	DOM	M
●	48 Isa Crt Vaughan	Subject	Semi-Detached 2-Storey	6	3	4	\$950K - \$980K	\$950K - \$980K	-	39	N
1	22 Laura Sabrina Dr Vaughan	Sold Conditional	Semi-Detached 2-Storey	6	3	3	\$909,900	\$909,900	-	13	N
2	139 Mondavi Rd Vaughan	Sold	Semi-Detached 2-Storey	7	3	4	\$1,035,000	\$1,035,000	3/10/26	5	N
3	18 La Neve Ave Vaughan	Sold	Semi-Detached 2-Storey	7	3	3	\$1,067,000	\$1,067,000	5/19/26	11	N
4	23 Worthview Dr S Vaughan	New	Semi-Detached 2-Storey	10	3	3	\$1,049,000	\$1,049,000	-	11	N
5	19 Gentile Circ Vaughan	New	Semi-Detached 2-Storey	7	3	3	\$1,049,900	\$1,049,900	-	19	N
6	166 Marbella Rd Vaughan	Sold	Semi-Detached 2-Storey	8	3	3	\$1,040,000	\$1,040,000	2/02/26	4	N
7	38 Sarno St Vaughan	Sold	Semi-Detached 2-Storey	7	3	4	\$1,055,000	\$1,055,000	4/26/26	9	N
8	33 La Neve Ave Vaughan	Sold	Semi-Detached 2-Storey	7	3	3	\$1,050,000	\$1,050,000	4/19/26	18	N
9	119 Castle Park Blvd Vaughan	Sold	Semi-Detached 2-Storey	9	4	4	\$1,050,000	\$1,050,000	4/10/26	14	N
10	93 VIA TOSCANA E Vaughan	Sold	Semi-Detached 2-Storey	8	4	3	\$1,040,000	\$1,040,000	2/11/26	57	N
11	158 Gentile Circ Vaughan	New	Semi-Detached 2-Storey	8	4	3	\$1,099,000	\$1,099,000	-	4	N



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Comparable Property Side by Side



48 Isa Crt
 Elder Mills, Vaughan, Ontario, L...

22 Laura Sabrina Dr
 Sonoma Heights, Vaughan, Onta...

139 Mondavi Rd
 Sonoma Heights, Vaughan, Onta...

18 La Neve Ave
 Sonoma Heights, Vaughan, Onta...

23 Worthview Dr S
 West Woodbridge, Vaughan, Ont...

Status	Subject	Sold Conditional	Sold	Sold	New
MLS#		N13454704	N12848318	N13102714	N13465958
Type	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey
Link	—	—	—	—	—
Rooms	6 + 2	6 + 1	↑1 7 + 1	↑1 7	↑4 10 + 3
Beds	3	3	3	3	3
Washrooms	4	↓1 3	4	↓1 3	3
Kitchens	1	1	1	1	1
Family Room	Y	Y	N	N	N
Basement	Finished	Finished	Part Fin	Unfinished	W/O, Finished
Fireplace	Yes	Yes	Yes	No	Yes
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Heat Source	Gas	Gas	Gas	Gas	Gas
A/C	Central Air	Central Air	Central Air	Central Air	Central Air
Garage	Attached	Attached	Built-In	Attached	Attached
Drive	Private	Private	Private	Available	—
#Park Spaces	4	2	2	2	2
Lot Size	25 x 101 Feet	25.03 x 105.85 Feet	27.6 x 88.97 Feet	23.98 x 111.88 Feet	26.11 x 118.96 Feet
Sq. Ft.	1100-1500	1100-1500	1500-2000	1500-2000	1500-2000
Exterior	Brick	Brick	Brick	Brick	Brick, Stone
Pool	None	None	None	None	None
Waterfront	—	—	—	—	—
Zoning	—	—	—	—	—
Taxes	\$0	\$3,905	\$4,549.99	\$4,396.12	\$4,330.18
Contract Date	10/11/2013	6/17/2026	3/05/2026	5/08/2026	6/19/2026
Sold Date	11/19/2013	—	3/10/2026	5/19/2026	—
Expiry Date	12/11/2013	11/21/2026	9/30/2026	11/08/2026	10/30/2026
DOM	39	13	5	11	11
Orig. Price	\$494,900	\$909,900	\$999,000	\$999,000	\$1,049,000
List Price	\$950K - \$980K	\$909,900	\$999,000	\$999,000	\$1,049,000
Sold Price	—	—	103% \$1,035,000	106% \$1,067,000	—
Adjustments	\$0	\$0	\$0	\$0	\$0
Adj. Price	\$950K - \$980K	\$909,900	\$1,035,000	\$1,067,000	\$1,049,000



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Comparable Property Side by Side



48 Isa Crt
Elder Mills, Vaughan, Ontario, L...
19 Gentile Circ
Elder Mills, Vaughan, Ontario, L...
166 Marbella Rd
Sonoma Heights, Vaughan, Onta...
38 Sarno St
Sonoma Heights, Vaughan, Onta...
33 La Neve Ave
Sonoma Heights, Vaughan, Onta...

Status	Subject	New	Sold	Sold	Sold
MLS#		N13435128	N12739372	N13015208	N12944082
Type	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey
Link	—	—	—	—	—
Rooms	6 + 2	↑1 7	↑2 8	↑1 7 + 4	↑1 7
Beds	3	3	3	3	3
Washrooms	4	↓1 3	↓1 3	4	↓1 3
Kitchens	1	1	1	↑1 2	1
Family Room	Y	Y	Y	N	Y
Basement	Finished	Unfinished	Full	Apartment, Finished	Finished
Fireplace	Yes	Yes	Yes	Yes	No
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air	Forced Air
Heat Source	Gas	Gas	Gas	Gas	Gas
A/C	Central Air	Central Air	Central Air	Central Air	Central Air
Garage	Attached	Built-In	Built-In	Built-In	Detached
Drive	Private	Private	—	Private	—
#Park Spaces	4	2	3	3	2
Lot Size	25 x 101 Feet	24.61 x 98.74 Feet	30.05 x 88.68 Feet	24.61 x 114.4 Feet	24 x 102 Feet
Sq. Ft.	1100-1500	1500-2000	1500-2000	1500-2000	1500-2000
Exterior	Brick	Brick, Stone	Brick	Brick	Brick
Pool	None	None	None	None	None
Waterfront	—	—	—	—	—
Zoning	—	—	—	—	—
Taxes	\$0	\$4,198	\$4,154.33	\$4,440	\$4,200
Contract Date	10/11/2013	6/11/2026	1/29/2026	4/17/2026	4/01/2026
Sold Date	11/19/2013	—	2/02/2026	4/26/2026	4/19/2026
Expiry Date	12/11/2013	9/11/2026	6/29/2026	12/31/2026	7/24/2026
DOM	39	19	4	9	18
Orig. Price	\$494,900	\$1,049,900	\$1,074,888	\$1,075,000	\$1,079,800
List Price	\$950K - \$980K	\$1,049,900	\$1,074,888	\$1,075,000	\$1,079,800
Sold Price	—	—	96% \$1,040,000	98% \$1,055,000	97% \$1,050,000
Adjustments	\$0	\$0	\$0	\$0	\$0
Adj. Price	\$950K - \$980K	\$1,049,900	\$1,040,000	\$1,055,000	\$1,050,000



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Comparable Property Side by Side



48 Isa Crt
Elder Mills, Vaughan, Ontario, L...
119 Castle Park Blvd
Sonoma Heights, Vaughan, Onta...
93 VIA TOSCANA E
Vellore Village, Vaughan, Ontari...
158 Gentile Circ
Elder Mills, Vaughan, Ontario, L...

Status	Subject	Sold	Sold	New
MLS#		N12927900	N12639906	N13493702
Type	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey	Semi-Detached 2-Storey
Link	—	—	—	—
Rooms	6 + 2	↑3 9 + 4	↑2 8	↑2 8
Beds	3	↑1 4	↑1 4	↑1 4
Washrooms	4	4	↓1 3	↓1 3
Kitchens	1	1	1	1
Family Room	Y	N	N	N
Basement	Finished	Finished	Full	Unfinished
Fireplace	Yes	No	Yes	No
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Heat Source	Gas	Gas	Gas	Gas
A/C	Central Air	Central Air	Central Air	Central Air
Garage	Attached	Attached	Built-In	Attached
Drive	Private	—	Private	—
#Park Spaces	4	4	2	2
Lot Size	25 x 101 Feet	25 x 107 Feet	24.63 x 110.13 Feet	24.61 x 144 Feet
Sq. Ft.	1100-1500	1500-2000	1500-2000	1500-2000
Exterior	Brick	Brick	Brick	Brick
Pool	None	None	None	None
Waterfront	—	—	—	—
Zoning	—	Res	Single Family Residential	—
Taxes	\$0	\$4,341.52	\$4,975	\$4,733.15
Contract Date	10/11/2013	3/27/2026	12/16/2025	6/26/2026
Sold Date	11/19/2013	4/10/2026	2/11/2026	—
Expiry Date	12/11/2013	6/30/2026	4/30/2026	10/26/2026
DOM	39	14	57	4
Orig. Price	\$494,900	\$1,098,000	\$1,130,000	\$1,099,000
List Price	\$950K - \$980K	\$1,098,000	\$1,099,000	\$1,099,000
Sold Price	—	95% \$1,050,000	92% \$1,040,000	—
Adjustments	\$0	\$0	\$0	\$0
Adj. Price	\$950K - \$980K	\$1,050,000	\$1,040,000	\$1,099,000



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22 Laura Sabrina Dr Sonoma Heights

MLS# N13454704

\$909,900

SC 6/17/2026

3 Beds 3 Baths

Approx. Age 16-30 years

1100-1500 Sq. Ft.

Days on market: 13



Client Remarks

Welcome to this stunning 3-bedroom, 3-bathroom semi-detached home nestled in the highly sought-after community of Sonoma Heights in Woodbridge. Beautifully maintained and thoughtfully designed, this exceptional home offers the perfect blend of comfort, style, and functionality for today's modern family. Step inside to discover a bright and inviting open-concept layout featuring rich hardwood flooring, elegant pot lights, and spacious living areas ideal for both everyday living and entertaining. The beautifully renovated kitchen is a true centerpiece, showcasing sleek quartz countertops, a sophisticated marble backsplash, and elegant white appliances that combine timeless style with everyday convenience. Upstairs, unwind in the spacious primary retreat complete with a walk-in closet and a beautifully updated ensuite featuring double sinks, creating your own spa-like escape. The finished basement provides valuable additional living space-perfect for a family room, home office, gym, or recreation area. Step outside to your private backyard oasis, ideal for summer BBQs, outdoor dining, and relaxing evenings with family and friends. An attached garage and private driveway offer ample parking and additional storage space. Perfectly located close to excellent schools, parks, shopping, restaurants, and grocery stores, this home also offers convenient access to Highways 427, 400, and 407 for an easy commute. Offering the perfect combination of location, lifestyle, and modern upgrades, this is a place you'll be proud to call home.



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139 Mondavi Rd Sonoma Heights

MLS# N12848318

\$1,035,000

SOLD 3/10/2026

3 Beds 4 Baths

Approx. Age 16-30 years

1500-2000 Sq. Ft.

Days on market: 5



Client Remarks

Welcome to this beautifully maintained 3-bedroom, 4-bathroom residence in the heart of Sonoma Heights, offering 1,835 sq. ft. above grade with a seamless, functional layout designed for comfortable family living. Filled with abundant natural light, this home perfectly blends style, comfort, and practicality - ideal for growing families and modern lifestyles. The dining area features a cozy fireplace and flows seamlessly into the eat-in chef's kitchen and adjoining breakfast area, complete with a spacious breakfast bar - perfect for meal prep and casual dining. A walk-out from the breakfast area leads to the large, private fenced backyard with mature trees, creating an ideal setting for outdoor play, gardening, or family BBQs. Upstairs, you'll find three generously sized bedrooms, 2 full bathrooms, and a convenient linen closet. The primary bedroom is a true retreat, featuring a large walk-in closet and a private 4-piece Ensuite overlooking the backyard. The partially finished basement provides additional versatile living space, including a full bathroom, laundry area, and an open-concept layout ideal for a home office, recreation room, or relaxation space. A spacious 1-car garage with direct walk-in access to the home adds everyday convenience. Located in a family-friendly neighborhood close to schools, parks, grocery stores, and local amenities, this home offers the perfect balance of comfort, family style, and functionality. Welcome home!



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18 La Neve Ave Sonoma Heights

MLS# N13102714

\$1,067,000

SOLD 5/19/2026

3 Beds 3 Baths

Approx. Age

1500-2000 Sq. Ft.

Days on market: 11



Client Remarks

Refined Living Meets Urban Conveniences For The Modern Family In The Heart Of Sonoma Heights - Welcome To Your Renovated Semi-Detached, Front Facing Garage, 24' Frontage and 112' Depth! Three Bed, Three Bath Functionality Offers Bright Spaces Flooding With Natural Light, Elegant White Oak Staircase, Wrought Iron Rail. LARGE Principal Room With Walk-In Closet And 4-Piece Ensuite. Eat-In Kitchen Feat Oversized Island And Walk Out To Fully Fenced Backyard With A Stone Patio And Lush Lawn. Direct Access To Garage, Expansive Basement Canvas. Situated Steps From Woodbridge's Premier Lifestyle Amenities- Including Top-Tier Schools, Parks, Transit, And Trendy Local Dining - This Turn Key Residence Offers A Sophisticated Move-In-Ready Opportunity



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23 Worthview Dr S West Woodbridge

MLS# N13465958

\$1,049,000

3 Beds 3 Baths

1500-2000 Sq. Ft.

NEW 6/19/2026

Approx. Age 16-30 years

Days on market: 11



Client Remarks

Beautiful 3 bedroom, 2.5 bath semi-detache home available for sale.! An elegant interlock walkway leads you into the bright & airy main level which features 9' ceilings, hardwood & ceramic flooring, updated lighting & neutral decor throughout. Cozy up in the main floor living room with soft pot-lighting & warm natural gas fireplace with marble surround. The kitchen features stainless steel appliances & sleek counters and the open layout into the dining room . A sliding glass walk-out leads to your own private balcony with stairs to backyard(2024). Spacious master suite with spa-like, 5-piece ensuite & walk-in closet. Two additional roomy bedrooms, a main 4-piece bath and laundry in the upper level. Downstairs, you'll find a walk out finished lower level with family room/ office, plenty of storage plus a rough-in for additional bath or kitchen & walk-out to the fully fenced rear yard with fruit trees. Roof(2024) .The attached single car garage with inside entry plus private driveway . Located just minutes to the 427, schools, shopping, restaurants and amenities. No disappointments. Thank you.



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19 Gentile Circ Elder Mills

MLS# N13435128

\$1,049,900

NEW 6/11/2026

3 Beds 3 Baths

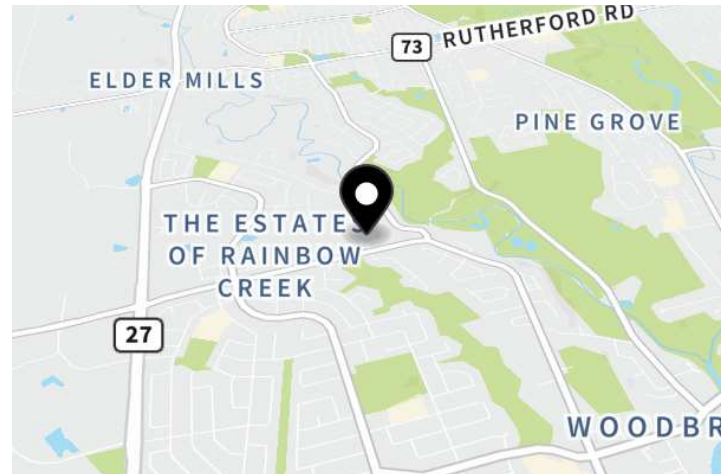
1500-2000 Sq. Ft.

Approx. Age

Days on market: 19



HOMELIFE EAGLE REALTY INC., Brokerage

**Client Remarks**

The Perfect Semi-Detached Home On An Exclusive Private Circle Situated In The Family Friendly Community Of Elder Mills! * Beautiful Stone & Brick Curb Appeal * Long 2 Car Driveway No Sidewalk! * Professionally Interlocked Front Patio And Landscape * Large Front Porch W/ Double Door Front Entry * Spacious Open Concept Floor Plan * 9 Ft Ceilings On Main Floor * Hardwood Floors Throughout * No Carpet * Large Sun Filled Windows - Tons of Natural Light * Chef's Kitchen W/ Double Sink & Stone Backsplash * Breakfast Area W/O To Interlocked Backyard - Perfect For Entertaining * Gas BBQ Hookup * Hardwood Open To Above Staircase * Oversized Walkin Linen Closet * Spacious Primary Bdrm W/ 5 Pc Spa Like Ensuite * Stand Up Shower & Soaker Tub * 2nd Br Walk-In Closet * All Spacious Bedrooms * Minutes From High Ranking Golf Courses, Nature Trails, Top Rated Schools, All Shopping Amenities, 400 Series Highway & Much More! * Must See!! Don't Miss!!

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166 Marbella Rd Sonoma Heights

MLS# N12739372

\$1,040,000

SOLD 2/02/2026

3 Beds 3 Baths

1500-2000 Sq. Ft.

Approx. Age

Days on market: 4



Client Remarks

This beautifully upgraded 3-bedroom, 3-bathroom home features garage access to the main floor and a thoughtfully designed layout ideal for modern living. The main floor boasts smooth ceilings, pot lights throughout with smart lighting controls, and a brand-new custom kitchen complete with new stainless steel appliances, custom cabinetry, large pantry, and pull-out garbage system. Enjoy the versatility of a space that can function as a second living area, home office, or additional bedroom. Three fully renovated bathrooms feature contemporary finishes. The unspoiled basement offers a blank canvas for future customization. Smart home features include a smart thermostat, Ring doorbell, indoor and outdoor smart lighting, and security cameras. Additional highlights include hot and cold water in the garage, custom garage shelving, central vacuum, gas line for BBQ and outdoor appliances, and a large driveway. The spacious, fully fenced backyard offers a large patio and garden shed-perfect for entertaining and family enjoyment. Recent updates include furnace, roof, and owned hot water tank. A move-in-ready home with exceptional upgrades in a family-friendly neighbourhood.



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38 Sarno St Sonoma Heights

MLS# N13015208

\$1,055,000

SOLD 4/26/2026

3 Beds 4 Baths

Approx. Age

1500-2000 Sq. Ft.

Days on market: 9



Client Remarks

Immaculate and beautifully upgraded 3 bedroom, 4 bathroom home in sought-after Sonoma Heights! This move-in ready property offers a functional and inviting open concept layout, freshly painted throughout with upgraded flooring and exceptional attention to detail. The bright foyer welcomes you into a spacious living area featuring a cozy gas fireplace, perfect for relaxing or entertaining. The open concept kitchen is equipped with all new stainless steel appliances (2025), overlooking the sun-filled dining area with large windows and porcelain tile flooring, plus a walkout to a private backyard complete with a newly installed metal gazebo, ideal for family gatherings. Situated on a premium 114 ft deep lot with fantastic curb appeal, including a newly finished parking pad for additional parking. Upstairs features generously sized bedrooms, including a large primary retreat with a newly renovated 5-piece ensuite with soaker tub and a walk-in closet, along with a versatile den perfect for a home office, gym, or potential fourth bedroom. The professionally finished basement (2025) offers incredible flexibility with a full kitchen, 3-piece bathroom, and large open concept space, perfect for an in-law suite or entertaining. Major upgrades include new furnace, A/C, and on-demand water heater (2026), new main kitchen appliances, washing machine, gazebo, and ensuite bathroom (2025), as well as new fence and parking pad (2021). Located close to top-rated schools, parks, transit, shopping, and all amenities. This is the one you've been waiting for... just move in and enjoy!



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33 La Neve Ave Sonoma Heights

MLS# N12944082

\$1,050,000

SOLD 4/19/2026

3 Beds 3 Baths

Approx. Age

1500-2000 Sq. Ft.

Days on market: 18



Client Remarks

Step into a beautifully designed home offering a thoughtful layout and well-appointed principal rooms, perfect for both everyday living and entertaining. The heart of the home is a renovated, modern white eat-in kitchen, combining style and functionality with a bright, inviting atmosphere. The main level features elegant hardwood floors and pot lights throughout, creating a warm and cohesive living space. A convenient main floor laundry room-with direct access to the yard-adds versatility, easily doubling as a practical mudroom. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and a private ensuite, providing a comfortable and tranquil escape. The fully finished basement expands the living space with a large recreation room, a dedicated home office or gym, and multiple storage rooms to keep everything organized. Outdoors, both the front and back yards are fully landscaped, offering beautiful and functional spaces to relax or entertain. A detached two-car garage enhances privacy and allows for a more efficient home layout without compromising interior space. Ideally located in a highly convenient neighbourhood, this home is within walking distance to schools and parks, and just minutes from shopping, restaurants, a community centre, and more-making it a perfect place to call home.



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119 Castle Park Blvd Sonoma Heights

MLS# N12927900

\$1,050,000

SOLD 4/10/2026

4 Beds 4 Baths

Approx. Age

1500-2000 Sq. Ft.

Days on market: 14



Client Remarks

Immaculate 4 Bedroom, 4 Bathroom Home Fully Renovated From Top To Bottom In Sought After Sonoma Heights!! Superb Floor Plan and Tastefully Decorated With Newer Kitchen & 4 Baths! Stunning Eat-In Kitchen With Top-Of Line Appliances, Stone Countertops, Porcelain Flooring & walkout to Large Patio! Open Concept Living/Dining Rooms, Large Primary Bedroom With 5PC Ensuite & Walk In Closet, Professionally Finished Lower Level Is Great For Entertaining With A Wet Bar/Kitchenette, 3 Pc Bath And Family Room! \$\$\$ Spent On Exterior Landscaping with Beautiful Backyard Patio, Concrete Walkway, And Extended 4 Car Driveway! New Thermal Windows and Doors in 2021, New Roof Shingles in 2019. This is the one you have been waiting for!!! Just Move In!! Priced To Sell!!!



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93 VIA TOSCANA E Vellore Village

MLS# N12639906

\$1,040,000

SOLD 2/11/2026

4 Beds 3 Baths

Approx. Age 6-15 years

1500-2000 Sq. Ft.

Days on market: 57



Client Remarks

Amazing Home in a Great Neighbourhood! Welcome to this spacious and bright semi-detached home located in highly sought-after Vellore Village. This beautiful property offers an excellent layout with double-door entry, 9 ft ceilings on the main level, hardwood floors, and a hardwood staircase with iron railings. Freshly painted and professionally deep-cleaned, this home is move-in ready. The main floor features a welcoming open-concept design with plenty of natural light and a walk-out to a spacious backyard, perfect for entertaining. The second floor includes 4 generous bedrooms, with the primary bedroom featuring a 5-piece ensuite bath. Convenient second-floor laundry extra practicality for busy families. Additional features include: Unfinished basement with separate access through the garage, Parking for 2 cars on the driveway plus 1-car garage. Located close to Cortellucci Vaughan Hospital, Top-rated Schools, Shopping, Vaughan Mills Mall, Public Transit (TTC, GO Station), and easy access to Hwy 400 & 407. This home offers incredible value in one of Vaughan's most desirable neighbourhoods. Don't miss it!



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158 Gentile Circ Elder Mills

MLS# N13493702

\$1,099,000

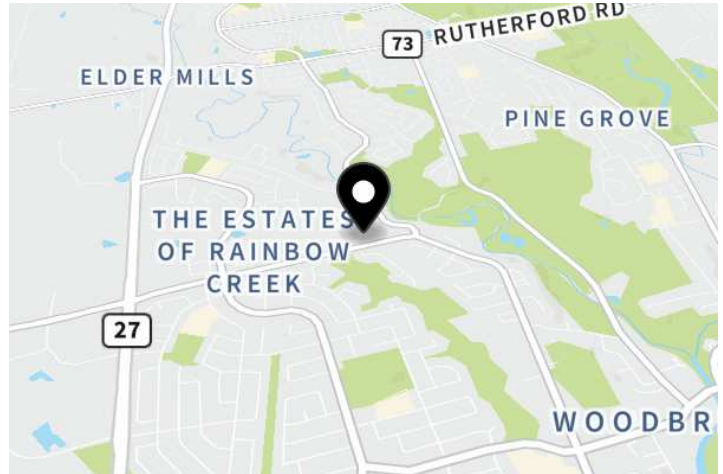
4 Beds 3 Baths

1500-2000 Sq. Ft.

NEW 6/26/2026

Approx. Age

Days on market: 4



Client Remarks

Beautifully updated 4-bedroom semi-detached home in The Ravines of Rainbow Creek, offering approx. 1,840 sq ft above grade and an open-concept main floor with refinished hardwood and pot lights. The renovated kitchen (2023) features quartz counters, a large waterfall island, new cabinetry, subway-style backsplash, ceramic tile, and a walk-out to the backyard patio. The second floor includes a spacious primary bedroom with walk-in closet and 4-piece ensuite, three additional bedrooms, a second 4-piece bathroom, and convenient upper-level laundry. The extra-deep backyard (approx. 144 ft) and one-car attached garage with parking for two additional cars complete this family-friendly layout. Major renovations include the main floor opened to create one large living space (2023), new larger baseboards (2023), refinished hardwood floors and staircase (2023), new stairwell banister (2023), new ceramic tile in the entrance and kitchen (2023), and new vertical blinds throughout except bathrooms (2023). Vinyl flooring was installed on the second floor (2022). The home was freshly painted and a new LG washer and dryer were added (2024). Kitchen cabinets and the front door were painted (2026). Close to parks, Humber River trails, shopping, restaurants, transit, and major highways, this home offers everyday convenience in a desirable Vaughan neighbourhood. A well-maintained property with extensive updates, providing a move-in-ready opportunity in The Ravines of Rainbow Creek.



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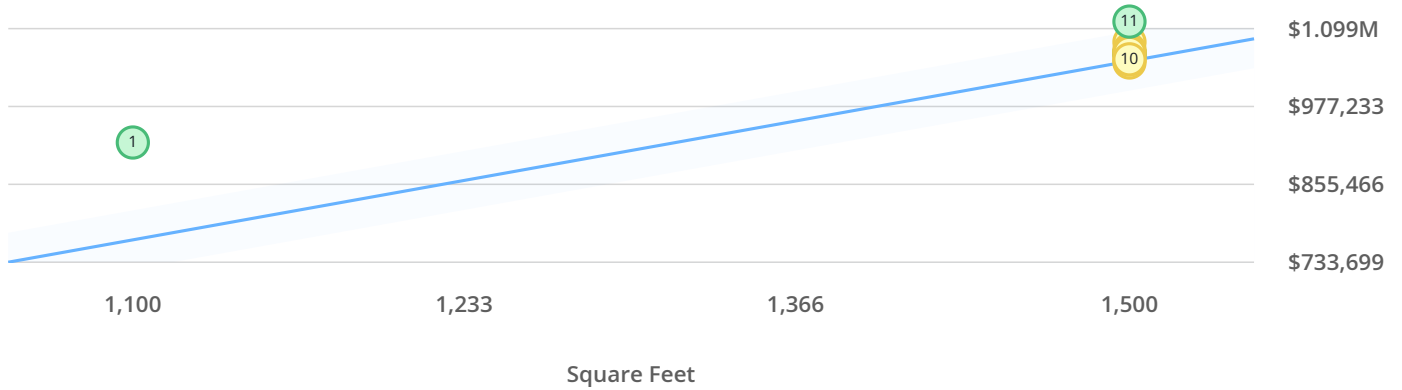
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 905-727-1941
 andrew@boltonanddements.com



Price Comparison

Price vs Sq Ft

Comparable properties in the area sold at an average of **\$698.76** per square foot. Location, condition, amenities and more can significantly influence the per square foot market value of a property.



Price vs DOM

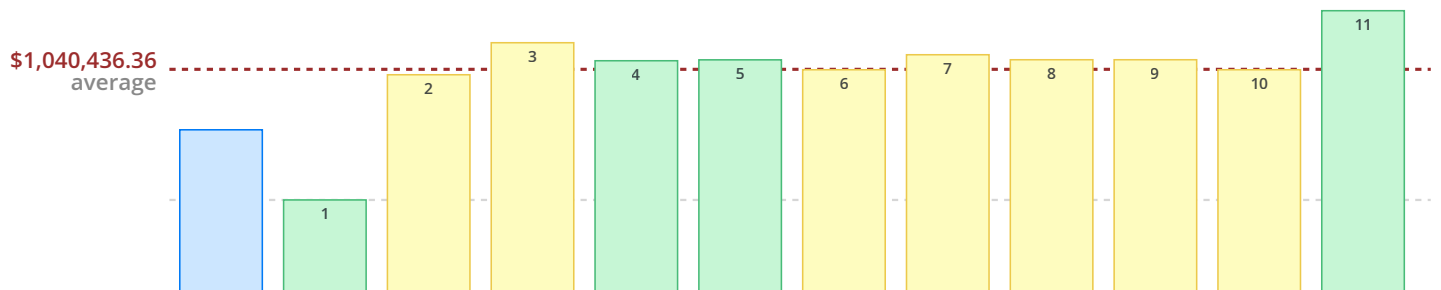
Sold homes were on the market for an average of 17 days before they accepted an offer. These homes were sold for 98.6% of original list price.

○ Original Listed Price ● Current / Sold Price



Listing Average

Comparable properties in the area have an average price of **\$1,040,436.36**. The highest price is **\$1.099M** and the lowest price is **\$909.9K**.



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Demographics General

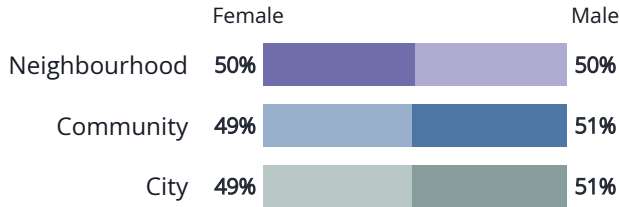
Population

Neighbourhood: 956

Community: 77,420

City: 337,343

Gender

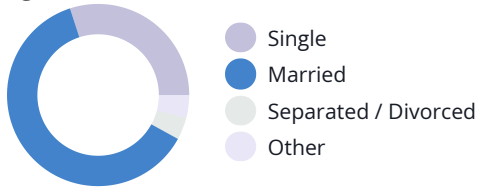


Family Status

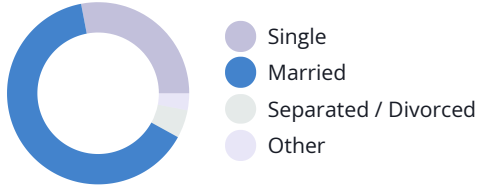
	Married %	Single %
Neighbourhood	62%	38%
Community	64%	36%
City	61%	39%

Marital Status

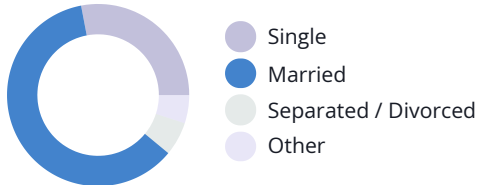
Neighbourhood



Community

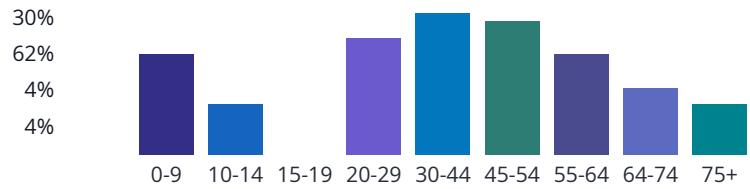


City

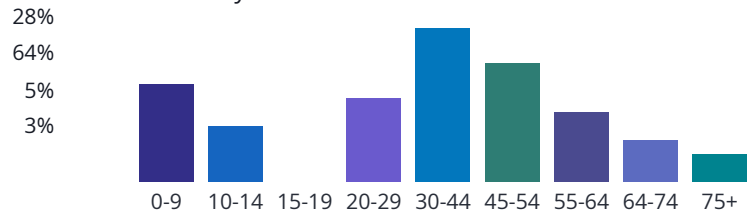


Age Distribution

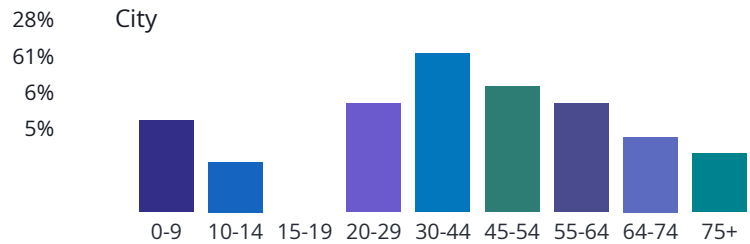
Neighbourhood



Community



City



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Demographics Households

Structure Details

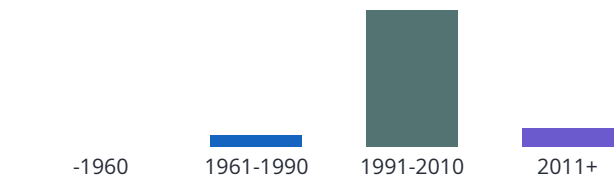
	Total # of Occupied Private Dwellings	Dominant Year Built
Neighbourhood	273	Built Between 1991 And 2000
Community	21291	Built Between 2001 And 2005
City	103398	Built Between 1991 And 2000

Ownership

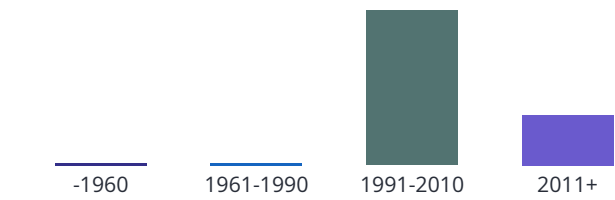
	Owned	Rented
Neighbourhood	97%	3%
Community	93%	7%
City	89%	11%

Age of Home

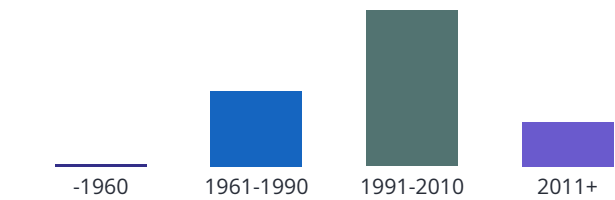
Neighbourhood



Community

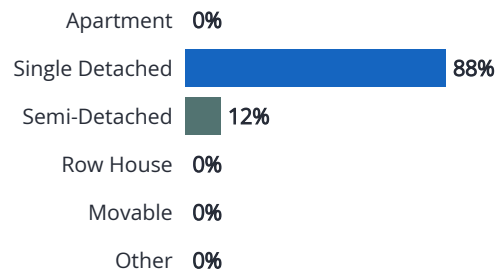


City

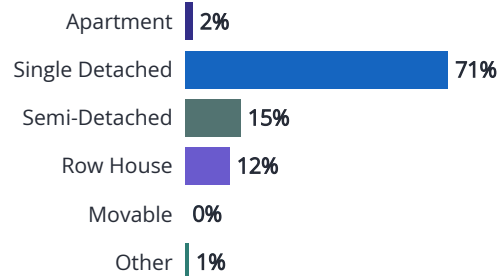


Structural Type

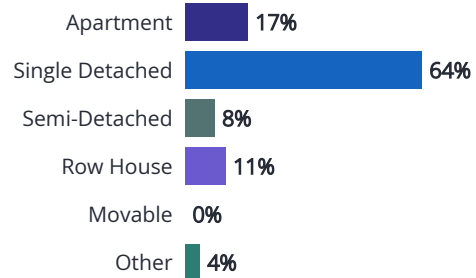
Neighbourhood



Community



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Demographics Socio-Economic

Average Household Income

Neighbourhood: \$146,857.65

Community: \$152,364.90

City: \$148,633.84

Employment

Neighbourhood



Community



City



Dominant Profession

Neighbourhood



Community



City

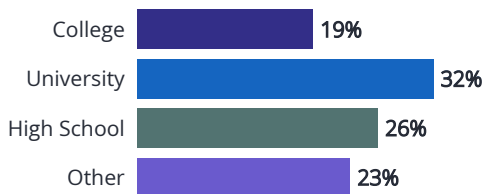


Highest Level of Education

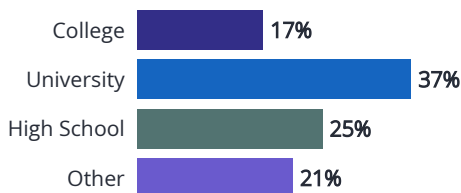
Neighbourhood



Community



City



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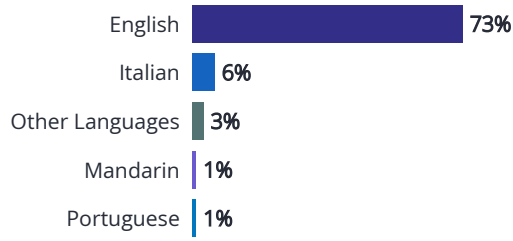
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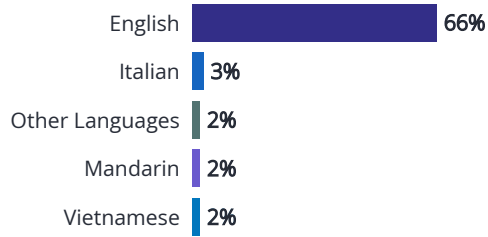
Demographics Cultural

Household Language

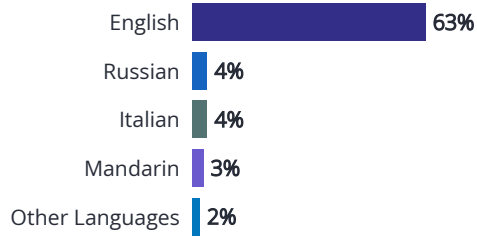
Neighbourhood



Community



City



Immigration Status

Neighbourhood



Community



City



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