

	<b>253 Howland Ave</b> <b>Toronto Ontario M5R 3B7</b> Toronto C02 Annex Toronto <b>Taxes:</b> \$6,008.43/2024 <b>Sold Date:</b> 03/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 17				<b>Sold: \$1,310,000</b> <b>List: \$1,339,000</b> <b>For:</b> Sale <b>% Dif:</b> 98		
	Semi-Detached <b>Link:</b> 2-Storey		<b>Fronting On:</b> E <b>Acreage:</b> 17.75 x 95 Feet <b>Irreg:</b>		<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt		
	<b>Dir/Cross St:</b> South of Dupont and Bathurst						
	<b>RE/MAX PROFESSIONALS INC. BROKER</b>						
<b>MLS#:</b> C11975811 <b>PIN#:</b> 212280268							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Sep Entrance / W/O <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>			<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b>		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	9.68	x 12.86	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	10.99	x 15.68	Open Concept	Large Window	Hardwood Floor
3	Kitchen	Main	9.61	x 13.85	Eat-In Kitchen	Stainless Steel Appl	Large Window
4	Br	2nd	13.81	x 18.44	Large Closet	Bay Window	Hardwood Floor
5	2nd Br	2nd	8.27	x 16.7	Large Window	Hardwood Floor	
6	3rd Br	2nd	9.61	x 12.83	Large Window	Hardwood Floor	
7	Laundry	Bsmt	9.61	x 14.73			
8	Rec	Bsmt	13.81	x 15.52			
<b>Client Remks:</b> Have it all on Howland! This 3-bedroom, 2-bath semi-detached home is located just meters from the subway, tucked away on a quiet, family-friendly prime street in the Annex! Owned by the same family for decades, this home has been thoughtfully updated to blend modern touches with the original character and charm. Each of the 3 spacious bedrooms is filled with natural light from large windows, with the primary bedroom featuring a stunning bay window and a newly installed closet system. Parking off rear laneway! The separate walk-out entrance to the basement opens up untapped potential for savvy buyers. At an incredible entry price for this highly sought-after neighborhood, this home is ideally located close to U of T, George Brown Campus, Casa Loma, Kensington Market, Harbord Village, and a variety of shops, cafes, restaurants, and transit options. This is a rare opportunity to own your a century home in the Annex - come see it today!							
<b>Extras:</b>							
<b>Listing Contracted With:</b> RE/MAX PROFESSIONALS INC.416-236-1241							



**67 Albany Ave**  
**Toronto Ontario M5R 3C2**  
Toronto C02 Annex Toronto  
**Taxes:** \$10,493.29/2024  
**Sold Date:** 04/17/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 8

**Sold: \$1,950,000**  
**List: \$1,799,000**  
  
**For:** Sale  
**% Dif:** 108

Semi-Detached  
**Link:**  
2 1/2 Storey

**Fronting On:** E  
**Acreage:**  
25 x 150 Feet  
**Irreg:**

**Rms:** 8  
**Bedrooms:** 5  
**Washrooms:** 3  
1x4x2nd, 1x4x3rd, 1x3xBsmt

**Dir/Cross St:** Bloor & Albany

**MLS#:** C12072044

**PIN#:** 212290194

**Kitchens:** 2  
**Fam Rm:** N  
**Basement:** Part Fin / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Baseboard / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 2000-2500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Arts Centre, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit

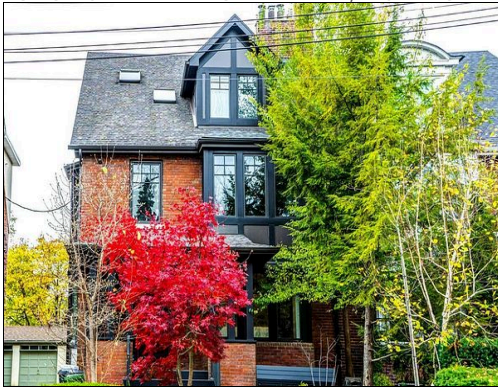
**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 12.34	Hardwood Floor	Formal Rm	French Doors
2	Dining	Main	11.15	x 19.16	Hardwood Floor	Formal Rm	Bay Window
3	Kitchen	Main	9.58	x 16.67	W/O To Garden	O/Looks Backyard	Eat-In Kitchen
4	Prim Bdrm	2nd	12.99	x 16.67	Hardwood Floor	West View	Closet
5	2nd Br	2nd	11.84	x 13.16	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.84	x 10.76	Hardwood Floor	O/Looks Backyard	Closet
7	4th Br	3rd	13.75	x 14.34	3 Pc Ensuite	West View	Closet
8	5th Br	3rd	14.83	x 9.68	W/O To Deck	O/Looks Backyard	Broadloom
9	Bathroom	Bsmt	4.33	x 7.25	3 Pc Bath		
10	Laundry	Bsmt	8.43	x 7.68	Window	Tile Floor	
11	Rec	Bsmt	20.51	x 15.68	Window		

**Client Remks:** Charming 5-Bedroom Home With Development Potential In The Annex. Located In The Heart Of Toronto's Sought-After Annex Neighbourhood, This Rare 25 x150 Lot Offers An Incredible Opportunity For Renovation Or Expansion. The Same Owner Has Resided In The Home For Over 50 Years, Preserving Many Original Features While Leaving Ample Room For You To Transform It Into Your Dream Home. With 5 Bedrooms, 3 Bathrooms, And Endless Possibilities, This Property Provides The Perfect Canvas For Your Vision. Currently Set Up As A Family Home With A 1-Bedroom Unit On The Third Floor, This Home Can Easily Be Converted Back Into A Spacious 5-Bedroom Layout. The Basement Is Partially Finished With A Laundry Room, A 3-Piece Bathroom, And A Separate Entrance From The Backyard, Adding Extra Living Space Or Rental Options. A Rare Advantage Is The Opportunity To Build An Additional Dwelling Unit Of Up To 1,291 Square Feet On The Property, In Line With Toronto's Current Zoning Regulations. This Makes It An Ideal Location For Anyone Looking To Expand Or Create A Secondary Rental Unit Or Guest Space. Full Report Available Upon Request. While There Is No Dedicated Parking At The Moment, The Wide Mutual Drive Provides Easy Access To The Extra-Deep Lot, Allowing For Future Parking Development. Perfectly Situated Just Steps From Transit, Restaurants, Cafes, And Shops, This Property Offers A Peaceful Retreat Just Moments From The Bustling Vibrancy Of Bloor Street. It's Also Within Easy Walking Distance Of Chinatown, Koreatown, Little Italy, And The Yonge & Bloor Hub. For University Of Toronto Professors Or Medical Professionals Working At The Hospitals On University Avenue, This Location Could Not Be More Ideal. Enjoy The Convenience Of A Short Commute To The City's Top Institutions While Living In One Of Toronto's Most Desirable Neighbourhoods. Development Potential Galore And A Prime Location! PS. Jane Jacobs Was Once The Neighbour. IYKYK

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100



**122 Walmer Rd**  
**Toronto Ontario M5R 2X9**  
 Toronto C02 Annex Toronto

**Sold: \$3,400,000**  
**List: \$3,690,000**

**Taxes:** \$15,536.08/2024

**For:** Sale

**% Dif:** 92

**Sold Date:** 05/16/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 66

Semi-Detached

**Fronting On:** W

**Rms:** 11 + 2

**Link:**

**Acreage:**

**Bedrooms:** 4 + 1

2 1/2 Storey

33.33 x 127.46 Feet

**Washrooms:** 4

**Irreg:**

1x2xMain, 1x5x2nd, 1x6x3rd,  
1x3xLower

**Dir/Cross St:** Bloor and Spadina

**MLS#:** C12012199

**PIN#:** 212270194

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 1	<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>	Water / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Central Vacuum, Electric Car Charger, Fireplace/Stove, Park, Public Transit, Rec Centre	<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>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.95	x 11.32	Pot Lights	Bay Window	W/I Closet
2	Living	Main	20.01	x 14.01	Hardwood Floor	Pot Lights	B/I Bookcase
3	Dining	Main	15.09	x 12.17	Hardwood Floor	Pot Lights	2 Way Fireplace
4	Kitchen	Main	17.85	x 12.19	Centre Island	Quartz Counter	Eat-In Kitchen
5	Sunroom	Main	15.55	x 5.68	Stone Floor	Heated Floor	W/O To Garden
6	2nd Br	2nd	22.51	x 11.84	Hardwood Floor	Bay Window	B/I Closet
7	3rd Br	2nd	14.93	x 11.58	Hardwood Floor	Double Closet	W/O To Balcony
8	4th Br	2nd	12.6	x 11.84	Hardwood Floor	W/I Closet	Pot Lights
9	Office	2nd	13.32	x 11.68	Hardwood Floor	Bay Window	Pot Lights
10	Prim Bdrm	3rd	16.01	x 15.91	6 Pc Ensuite	W/I Closet	
11	Laundry	3rd	11.15	x 6.82	Skylight	Laundry Sink	
12	Rec	Bsmt	22.08	x 16.24	Concrete Floor	Heated Floor	Pot Lights
13	5th Br	Bsmt	22.08	x 16.24	Concrete Floor	Heated Floor	3 Pc Ensuite

**Client Remks:** Welcome to this amazing 3 storey family home in the heart of the Annex. This house has been professionally redesigned and renovated from top to bottom. As you drive up you will see it has great curb appeal with a beautifully landscaped front garden and large covered porch. The first thing you will notice as you step into the main floor with it's 9 ft ceilings is the open concept design and the spacious living room and dining room. The custom Cameo kitchen has a large quartz island and top of the line integrated Sub Zero, Wolf and Miele appliances and lots of storage space. The west facing sunroom floods the main floor with natural light. It's built with tempered and UV protection glass and has separately controlled radiant heated floors that keep it cozy and warm even on the coldest days. And don't miss the huge walk-in closet on the main floor! The second floor features 4 large rooms (one walks out to a newly reno'd balcony) and a 5 piece family bath. The 3rd floor features the primary suite with 6 piece ensuite bath, it's own laundry room and a huge walk-in closet. There's even a special "magic window" with integrated black out shades. The lower level has 7 ft ceilings, a large rec rm, another large multi-purpose room, 3 piece bathroom, a second laundry room and lots of storage. The rear garden is private and tranquil with cooking, eating and seating areas. There is a garage with EV charger and a storage shed for bikes and garden stuff. This house has been meticulously maintained. Nothing has been over looked. And the location is so convenient. Walmer is a quiet residential street yet it's a short walk to 2 subway lines, Bloor Street, U of T, Miles Nadel Community Centre and Jean Sibelius park. You are going to love living here!

**Extras:**

**Listing Contracted With:** ADVOCATE REALTY LTD,416-489-1882