



264 Howland Ave
Toronto Ontario M5R 3B6
 Toronto C02 Annex Toronto
Taxes: \$5,874.34/2025
Sold Date: 10/30/2025
SPIS: N **Last Status:** SLD **DOM:** 14

Semi-Detached **Fronting On:** W **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 22.85 x 77 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Spadina and Dupont **Directions:** Corner of Dupont and Howland

MLS#: C12465610

PIN#: 212280251

Assignment: N

Fractional Ownership: N

Legal: PT LT 19 BLK B PL 324 NORTH WEST ANNEX AS IN CA395753; CITY OF TORONTO

Kitchens: 2	Exterior: Brick / Other	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro: Y
Fireplace/Stv: N	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Lot Shape: Rectangular	Exterior Feat: Patio, Paved Yard	Retirement: N
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free, In-Law Capability, In-Law Suite, Sump Pump, Water Heater, Upgraded Insulation	Under Contract: Hot Water Tank-Gas
Roof: Flat	Security Feat: Other	HST Applicable to: Not Subject to HST
Foundation: Concrete Block		Sale Price:
Assessment: POTL: N		Farm/Agr:
POTL Mo Fee:		Oth Struct: Fence - Full, Shed
Laundry lev: Main		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 15.58	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	13.58	x 9.74	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	12.5	x 12.24	Hardwood Floor	Combined W/Dining	Stainless Steel Appl
4	Prim Bdrm	2nd	12.83	x 9.68	Hardwood Floor	Double Closet	Large Window
5	2nd Br	2nd	12.83	x 8.6	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	11.58	x 7.35	Hardwood Floor	Large Window	Closet
7	Rec	Bsmt	14.6	x 13.85	Laminate		
8	4th Br	Bsmt	11.75	x 8.83	Hardwood Floor	Closet	

Client Remarks: Charming, Fully Updated Home in the Heart of the Annex - A Rare Opportunity to own a home with fantastic income potential in one of Toronto's Most Coveted Neighbourhoods. Don't miss this chance to own a beautifully maintained and thoughtfully upgraded home in the prestigious Annex just steps to parks, trendy cafes, renowned restaurants, the University of Toronto, George Brown College, Casa Loma, Bloor Street, Yorkville, and two subway stations. The inviting main floor features an airy, open-concept layout ideal for entertaining or everyday family life. A gourmet kitchen with stainless steel appliances, quartz countertops, and a generous pantry anchors the space, while a main floor powder room adds comfort for guests. Upstairs, three bright bedrooms offer a peaceful retreat, enhanced by rich hardwood floors, sleek LED pot lights, and updated window coverings throughout. The versatile basement includes a separate entrance and offers incredible flexibility to use it as a rental for extra income, cozy in-law or nanny suite, or additional living space for guests and kids. Complete with a bedroom, full bathroom, kitchenette, and second washer/dryer, it's a perfect blend of function and privacy. This exceptional home blends historic charm with modern convenience, offering peace of mind with extensive upgrades completed in 2010, including: fully updated electrical, copper and PEX plumbing, PVC drains, HVAC system, windows, basement underpinning and waterproofing, and a backwater valve. Brand new A/C unit installed in 2025. Brand new basement flooring 2025. Enjoy a low-maintenance, fenced backyard ideal for summer relaxation or entertaining. The property includes two-car parking and plenty of storage, including an exterior shed. Move-in ready and meticulously maintained, this home also includes a 12-Month Home Systems & Appliances Warranty (up to \$15,000 coverage) offering extra confidence in your investment. This is Annex living at its finest - a true gem in an unbeatable location.

Inclusions: All ELFs, all window coverings, all existing appliances, all bathroom mirrors. Backyard shed. Outdoor Security cameras.

Listing Contracted With: iCloud Realty Ltd. 416-364-4776



18 Barton Ave Toronto Ontario M5R 1G8 Toronto C02 Annex Toronto Taxes: \$6,924/2024 Sold Date: 07/24/2025 SPIS: N			Sold: \$1,518,000 List: \$1,649,000
Semi-Detached	Fronting On: N	Rms: 10	For: Sale
Link: 3-Storey	Acreage: 22.56 x 83.6 Feet	Bedrooms: 5	% Dif: 92
Dir/Cross St: Bathurst St & Barton Ave Directions: Bathurst St & Barton Ave			Irreg: 1x3xMain, 1x4x2nd, 1x4x3rd

MLS#: C12292700

Legal: PT LT 26-27 PL 608 NORTH WEST ANNEX PT 1, 64R14171; S/T EXECUTION 93001084, IF ENFORCEABLE; S/T EXECUTION 97-007139, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 3	Exterior: Brick / Vinyl Siding	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fenced Yard, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Lot Size Source: GeoWarehouse	Exterior Feat: Porch	Farm/Agr:
Roof: Shingles	Interior Feat: None	Oth Struct:
Foundation: Unknown		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.99	x 18.5	
2	Dining	Main	16.01	x 3.28	
3	Kitchen	Main	10.99	x 12.01	
4	3rd Br	2nd	10.3	x 13.62	
5	4th Br	2nd	9.28	x 10.6	
6	Living	2nd	10.89	x 14.01	
7	Kitchen	2nd	7.61	x 14.99	
8	5th Br	3rd	10.3	x 10.99	
9	Living	3rd	9.51	x 12.14	
10	Kitchen	3rd	10.5	x 11.81	

Client Remarks: Welcome To 18 Barton Avenue, A Rare And Versatile Legal Tripleplex In The Heart Of The Annex, One Of Toronto's Most Vibrant And Sought-After Neighborhoods! This Spacious, Sun-Filled Property Offers Three Self-Contained Units, Each With Its Own Kitchen, Washroom, Bedroom, And Living Space, Plus Separate Breaker Panels And Branch Circuiting-Making It A Prime Opportunity For Investors And End-Users Alike. The Main, Second, And Third Floors Can Be Rented Separately, And The Basement Has A Separate Entrance, Offering Even More Income Potential. With Nearby Rental Prices, This Home Has The Potential To Generate Around \$9,000-\$9,500 Per Month! Other Standout Features Include A Flexible Layout Where You Can Rent Out All Units Or Live In One While Generating Rental Income, Ample Parking That Fits Three Compact Cars Or Two Large Vehicles, Well-Maintained Systems With Newer Energy-Efficient Windows, A 3-Year-Old Furnace And Humidifier, And A Recently Serviced Central A/C (July 2024) . The Home Also Boasts Bright And Airy Interiors With Tall Ceilings, Large Windows, And A South-West Facing Lot For All-Day Sunlight, Plus An Unbeatable Location Just Half A Street To Bloor/Bathurst TTC Station, Koreatown, Trendy Restaurants, U Of T, And Top Schools Like Central Technical High School. Whether You're Looking To Live, Invest, Or Renovate, This Property Checks All The Boxes. Don't Miss This Incredible Opportunity-Schedule A Showing Today!

Inclusions: All appliances included

Listing Contracted With: RE/MAX EXPERTS 905-499-8800



517 Brunswick Ave Toronto Ontario M5R 2Z6 Toronto C02 Annex Toronto Taxes: \$10,542.14/2025 Sold Date: 07/15/2025 SPIS: N			Sold: \$1,875,000 List: \$1,699,000
Semi-Detached	Fronting On: E Link: 3-Storey	For: Sale Last Status: SLD DOM: 6	% Dif: 110
	Acreage: 17.98 x 123 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 2 Washrooms: 4 1x4xGround, 1x4x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: Dupont & Spadina Directions: Dupont & Spadina			

MLS#: C12273998

PIN#: 212270044

Legal: PT LT 25 PL 1152 CITY WEST AS IN CT981838 S/T & T/W CT981838 CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Metal/Side	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Other	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type: Water System
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1911	Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Lawn Sprinkler System	Retirement:
Apx Sqft: 2000-2500	Interior Feat: In-Law Suite, Separate Heating Controls, Separate Hydro Meter, Water Heater Owned	HST Applicable to: Included In
Lot Shape: Rectangular	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle, Flat		Oth Struct: Garden Shed
Foundation: Unknown		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 20.9	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	14.57	x 16.9	Window	Closet	Hardwood Floor
3	Kitchen	Main	11.61	x 16.5	Limestone Flooring	Pantry	W/O To Deck
4	Family	2nd	14.57	x 29.92	Window	Skylight	Hardwood Floor
5	Prim Bdrm	2nd	14.57	x 13.65	Fireplace	Bay Window	Closet
6	Laundry	2nd	11.61	x 10.66	Window	B/I Shelves	Tile Floor
7	2nd Br	3rd	11.78	x 12.73	3 Pc Ensuite	Double Closet	W/O To Roof
8	3rd Br	3rd	14.57	x 12.27	Double Closet	Skylight	Window
9	Living	Bsmt	10.33	x 16.8	Vinyl Floor	Window	Pot Lights
10	Kitchen	Bsmt	12.8	x 10.07	Stainless Steel Appl	Backsplash	Breakfast Bar
11	Br	Bsmt	9.28	x 7.25	Window	Vinyl Floor	Pot Lights
12	Br	Bsmt	9.28	x 10.79	Window	Vinyl Floor	Pot Lights

Client Remarks: Prime Annex home on family-friendly Brunswick Ave. This 3-bedroom, 3-bath house with legal front pad parking includes a large (800+ sq. ft.) 2-bedroom, self-contained renovated (2021) basement apartment, ideal Nanny, in-law suite, or potential rental income. A generously proportioned living and dining room with impressive ceiling height, a bay window, exposed brick, fireplace and a full main-floor washroom. Eat-in kitchen leads to an inviting deck with a landscaped private yard. The second-floor principal bedroom features a fireplace, bay window and a large freestanding closet system. An open concept second-floor family room and office area has hardwood floors, a large window skylight. Easily converted into a fourth bedroom. A generous 4-piece bath boasts a deep soaker tub. An ideal second-floor laundry and utility room offers additional easy access storage. The third floor has two large bedrooms with double closets. One includes a 3-piece ensuite and a door for access to a potential deck. Recently renovated basement suite has discreet side access providing privacy to occupant and owner. An open living area leads to a kitchen with custom cabinetry, SS appliances, breakfast bar and tiled backsplash. Two bedrooms, one with an egress window and new luxury vinyl flooring throughout. Freshly tiled 4-piece with floating vanity & combination ensuite laundry unit. Steps to Jean Sibelius Square, 5 minutes to Dupont Subway & Short Stroll to Bloor St.

Inclusions: 2 Fridges, 2 stoves, 2 dishwashers, 2 microwaves, LG washer & LG dryer. LG combination washer & dryer (in basement). California Shutters, all electrical light fixtures & window coverings. 2 Furnaces, 2 a/c units & 2 hot water tanks.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888



206 Howland Ave Toronto Ontario M5R 3B6 Toronto C02 Annex Toronto Taxes: \$11,786.38/2025 Sold Date: 11/01/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$2,305,000 List: \$2,325,000 % Dif: 99
Att/Row/Twnhouse Link: 3-Storey	Fronting On: W Acreage: 16.12 x 150 Feet Irreg:	Rms: 10 + 3 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Bathurst/Dupont Directions: Bathurst/Dupont

MLS#: C12484397

Assignment: N

Legal: PT LT 12 BLK B PL 324 NORTH WEST ANNEX AS IN WA67040; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: N Apx Age: 100+ Year Built: 1905 Yr Built Source: Plans Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School, School Bus Route, Wooded/Treed Exterior Feat: Deck, Landscaped, Porch, Privacy Interior Feat: Floor Drain, Storage, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector, Security System	Zoning: Residential Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 1947 Survey Type: Available Spec Desig: Unknown
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Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.89	x 4.92	Hardwood Floor	Closet	Pot Lights
2	Living	Main	15.16	x 14.07	Hardwood Floor	Fireplace	Bay Window
3	Dining	Main	13.09	x 12.34	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	14.99	x 11.68	Hardwood Floor	Stone Counter	Stainless Steel Appl
5	Family	Main	11.42	x 8.76	Hardwood Floor	Combined W/Kitchen	W/O To Deck
6	Prim Bdrm	2nd	15.26	x 12.83	Hardwood Floor	4 Pc Ensuite	W/W Closet
7	2nd Br	2nd	11.68	x 9.58	Hardwood Floor	Large Window	West View
8	3rd Br	3rd	14.83	x 14.07	Hardwood Floor	B/I Closet	Window
9	4th Br	3rd	11.09	x 9.91	Hardwood Floor	Closet	Window
10	Mudroom	Lower	14.4	x 8.07	Vinyl Floor	Walk-Out	W/I Closet
11	Rec	Lower	21.1	x 10.66	Broadloom	Closet	Pot Lights
12	Utility	Lower	12.76	x 5.51	Tile Floor		

Client Remarks: Welcome to 206 Howland Avenue, a home where design and solid craftsmanship come together. This four bedroom, four bathroom property was thoughtfully rebuilt from the studs in 2015, with well-considered updates since then. It brings together modern details with a sense of classic character. The main floor is both practical and welcoming. The foyer opens into a bright, open living area featuring 9-foot ceilings and white oak floors that connect the living and dining spaces to the kitchen and family room. The updated kitchen flows into the main-floor family room and includes a convenient powder room. From the family room, you can step onto a private deck that overlooks a deep west-facing backyard, a quiet retreat in the city. Beyond the yard, there's a separate, all-season studio space that works well as a gym, office, or creative getaway. Upstairs, the thoughtful layout continues. The second floor includes a comfortable primary suite with dual closets and a spa-like ensuite, along with a spacious second bedroom, a sleek bathroom, and laundry. The third floor offers two more bedrooms, perfect for family or visitors. The finished lower level adds even more flexible living space, with a separate front walk-out, practical mudroom, large recreation room, and a full three-piece bath-making it a good option for a guest, in-law, or nanny suite. The storage here is generous, with two cold rooms and additional built-in space on the lower level. From top to bottom, 206 Howland Avenue stands out for its straightforward style, thoughtful layout, and functionality, all in one of the city's most desirable neighbourhoods.

Inclusions: KitchenAid Refrigerator and Freezer, KitchenAid Oven and Stovetop, KitchenAid Dishwasher, Range Hood, Whirlpool Washing Machine, Whirlpool Drying Machine, Google Doorbell Camera & Nest C02 and Smoke Alarms, Mirror & Shelf in Front Foyer, All Window Treatments, All Light Fixtures (Except where excluded), Hot Water Tank, All Heating Equipment and All Cooling Equipment

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910