	19 Saint Marks Rd		Sold: \$901,000
	Toronto Ontario M6S 2H5		List: \$798,000
	Toronto W02 Lambton Baby Point Toronto		
	Taxes: \$5,314.59/2024	For: Sale	% Dif: 113
	Sold Date: 04/16/2025		
	SPIS: N	Last Status: SLD	DOM: 7
	Detached	Fronting On: S	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3 + 1	
Bungalow	23.5 x 95 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x3xBsmt	
Dir/Cross St: Jane St/Annette St			

MLS#: W12072158

PIN#: 105210161

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	Hydro: Phone: Municipal
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Family Room, Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit			
Assessment:	2024 POTL:			Farm/Agr:	
POTL Mo Fee:				Oth Struct:	Shed, Storage
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 13.22	Hardwood Floor	Wood Trim	Stained Glass
2	Dining	Main	12.76	x 10.53	Hardwood Floor	Combined W/Living	Wood Trim
3	Kitchen	Main	8.2	x 11.35	Laminate	B/I Shelves	Window
4	Prim Bdrm	Main	9.78	x 13.09	Hardwood Floor	Closet	Window
5	2nd Br	Main	11.19	x 8.6	Hardwood Floor	Window	
6	3rd Br	Main	5.84	x 7.45	Window		
7	Rec	Bsmt	8.99	x 18.24	Broadloom	B/I Shelves	
8	Family	Bsmt	13.85	x 12.24	Broadloom	Above Grade Window	
9	Kitchen	Bsmt	8.69	x 15.45	Laminate		

Client Remks: Welcome to 19 Saint Marks, a delightful detached bungalow nestled in the highly sought-after neighbourhood of Lambton Baby Point a true rarity! This home boasts beautiful hardwood flooring and rich wood character throughout, creating a warm and inviting atmosphere. The large front window floods the home with natural light, creating a bright and airy living space. The fully finished basement includes an additional bedroom and a separate entrance, offering rental potential or space for your growing family. The spacious, fully fenced backyard is the perfect canvas for your landscaping ideas and personal touch. Location couldn't be better you're within walking distance to the Bloor strip, where you'll find all your shopping and dining needs, and just a short walk down the hill to one of the city's most scenic trails along theHumber River, perfect for nature walks and outdoor activities. This is an incredible opportunity for first-time homebuyers, down-sizers, or investors looking to secure a prime piece of real estate in a charming, vibrant community. Don't miss out-schedule your viewing today!

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245



133 Priscilla Ave		Sold: \$950,000
Toronto Ontario M6S 3W4		List: \$999,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$5,382.36/2024	For: Sale	% Dif: 95
Sold Date: 04/25/2025		
SPIS: N	Last Status: SLD	DOM: 17
Detached	Fronting On: N	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 2 + 1
1 1/2 Storey	27.5 x 100 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x3xBsmt
Dir/Cross St: Jane St/Dundas St W		

MLS#: W12070493	PIN#: 105190069
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Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: < 700 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Available Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park	Zoning: Cable TV: Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Garden Shed Spec Desig: Unknown	Hydro: Y Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	10.83	x 8.53	
2	Family	Main	10.83	x 9.51	
3	Dining	Main	10.17	x 11.15	
4	Living	Main	14.11	x 11.15	
5	Kitchen	Main	12.8	x 7.55	
6	2nd Br	2nd	12.8	x 11.81	
7	3rd Br	Bsmt	10.5	x 8.86	
8	Great Rm	Bsmt	22.97	x 9.19	
9	Utility	Bsmt	18.04	x 9.51	

Client Remks: OFFERS ANYTIME!! Sick of wasting your time and energy on offer nights that don't go your way? Here is an opportunity for a civilized process! Welcome to 133 Pricilla Ave!! Located on a quiet and family-friendly street, this cute, updated, detached 1 1/2 storey home is sure to check all of your boxes. Walking distance to the grocery store, pharmacy, TTC, restaurants, shops, and more, this walkable neighbourhood is what you have been waiting for. Whether you are an empty nester looking for a main floor bathroom and bedroom, a young couple looking for something bigger and better than a condo, or a family looking for a backyard and a large basement rec room, this home is here to fulfill all of those needs. Not to mention the excellent local schools, including King George Public School, which is in the top 5% of all elementary schools in Toronto according to the Fraser Institute's rankings! Home Inspection available upon request.

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



634 Runnymede Rd Toronto Ontario M6S 3A2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,323/2024 For: Sale Sold Date: 04/14/2025 SPIS: N Last Status: SLD DOM: 44			Sold: \$950,000 List: \$1,250,000 % Dif: 76
Detached Link: N 2-Storey Dir/Cross St: Runnymede/Dundas	Fronting On: W Acreage: 27.92 x 154.04 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 2 1x3x2nd, 1x3xBsmt	

MLS#: W11994693		PIN#: 105190471			
Assignment: N		Fractional Ownership: N			
Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:	Fireplace/Stove	Retirement:	N
Apx Sqft:	< 700			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.76	x 10.83	Crown Moulding
2	Dining	Main	15.62	x 10.76	Combined W/Living
3	Kitchen	Main	0	0	Walk-Out
4	Prim Bdrm	2nd	9.55	x 12.8	Hardwood Floor
5	2nd Br	2nd	10.01	x 13.06	Hardwood Floor
6	3rd Br	2nd	9.88	x 13.58	Hardwood Floor
7	4th Br	2nd	10.07	x 7.48	Hardwood Floor
8	5th Br	2nd	7.55	x 9.12	Hardwood Floor
9	Rec	Bsmt	0	0	Fireplace
3 Pc Bath					
Client Remks: Nestled on a quiet, tree-lined street in the highly sought-after Bloor West Village, this charming 1920s home offers a rare opportunity in one of Toronto's most desirable neighbourhood. With its original hardwood floors, vintage mouldings, and a welcoming front porch, it exudes character and timeless appeal. The spacious living room, featuring wide windows and a cozy fireplace, invites natural light to fill the space, while the formal dining room showcases classic features perfect for entertaining. Although the kitchen and bathrooms need updating, the home's thoughtful layout offers immense potential for transformation. The bedrooms are generously sized with plenty of vintage charm, and the backyard has plenty of room for a garden or outdoor retreat. The existing detached, single-car garage has the potential to be larger with this generous-sized lot. This home is a true diamond in the rough. Bring your vision and creativity to turn it into the ultimate dream home. In a neighbourhood that is in high demand, this is a rare find with endless possibilities.					
Extras:					
Listing Contracted With: CENTURY 21 ASSOCIATES INC.905-279-8888					



16 Jillson Ave			Sold: \$1,030,000		
Toronto Ontario M6S 2P4			List: \$998,000		
Toronto W02 Runnymede-Bloor West Village Toronto					
Taxes: \$4,807/2024		For: Sale		% Dif: 103	
Sold Date: 04/22/2025					
SPIS: N		Last Status: SLD		DOM: 8	
Detached		Fronting On: N		Rms: 7	
Link: N		Acreage:		Bedrooms: 2 + 1	
2-Storey		20.5 x 60 Feet		Washrooms: 2	
		Irreg:		1x4xMain, 1x3xBsmt	
Dir/Cross St: Dundas St W & Windermere Ave.					

MLS#: W12083233	PIN#: 105190269
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Front Yard		Cable TV:	
Basement: Finished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 1		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500		Family Room, Hospital, Library, Public		Farm/Agr:	
Assessment: 2024 POTL:		Transit, Rec Centre		Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	12.47	x	15.65	Pot Lights	Hardwood Floor	Open Concept
2	Family	Main	12.63	x	8.69	W/O To Deck	Hardwood Floor	
3	Kitchen	Main	16.6	x	10.86	Stainless Steel Appl	Pot Lights	Centre Island
4	Prim Bdrm	2nd	13.78	x	10.53	Closet	Window	Hardwood Floor
5	2nd Br	2nd	14.24	x	9.61	Hardwood Floor	Closet	Window
6	Rec	Bsmt	14.47	x	14.44	Pot Lights	Above Grade Window	Open Concept

Client Remks: Bright, updated, open-concept, and utterly charming detached 2+1 bedroom, 2 bathroom home in the heart of Bloor West Village one of Torontos most beloved neighbourhoods. With soaring ceilings, natural light and thoughtful design throughout, this home offers the perfect blend of comfort, style, and function. The main floor features a spacious, open concept living and dining room layout (Updated high end Mercier white oak flooring throughout), with a dedicated family room at the rear, ideal for relaxing or entertaining. Complete with a walk-out to a cute, private backyard a perfect spot for your morning coffee or summer evening unwind. Head downstairs to a beautifully finished basement boasting high ceilings, an additional lounge or recreation area, and plenty of flexible space for guests, a home office, or a cozy movie night setup. This home also features legal front pad parking a rare and highly convenient bonus in this area. New roof (2023). Location, Location, Location! Just steps to Bloor West Village, The Junction, top-rated schools, shops, countless restaurants and bars, Grocery Stores, Summerhill Market. A short drive to High Park. With transit, parks, and everything you need right at your doorstep, this is urban living at its best. Turnkey, timeless, and in a location that checks every box-don't miss your chance to call this gem home.

Extras:
Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-769-3437


582 Willard Ave
Toronto Ontario M6S 3S2

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$5,607.86/2024**For:** Sale**Sold:** \$1,105,000**List:** \$948,000**Sold Date:** 02/03/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 5**Link:** N**Acreage:****Bedrooms:** 2

Bungalow

24 x 120 Feet

Washrooms: 1**Irreg:**

1x4xMain


Dir/Cross St: Willard & Annette**MLS#:** W11941952**PIN#:** 105200227

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit,		Oth Struct:	Garden Shed
POTL Mo Fee:		School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	8.14	x 5.71	Bay Window	Enclosed	O/Looks Frontyard
2	Living	Main	18.04	x 10.37	Bay Window	Fireplace	Hardwood Floor
3	Dining	Main	9.97	x 9.88	Window	Wood Trim	Hardwood Floor
4	Bathroom	Main	0	0	4 Pc Bath	Tile Floor	Window
5	Kitchen	Main	7.58	x 9.81	Linoleum	Backsplash	Window
6	Prim Bdrm	Main	9.09	x 12.01	Hardwood Floor	W/O To Deck	Closet
7	2nd Br	Main	8.46	x 11.98	Hardwood Floor	Window	Closet

Client Remks: Welcome To 582 Willard Avenue! A Rare Bungalow Offering In Prime Upper Bloor West Village. This Sun-Filled Detached Bungalow Features An Enclosed Front Porch & Charming Living Room W/ Cozy Fireplace, Bay Windows, Hardwood Flrs & Wood Trim T/O. Main Level Also Boasts A Spacious Dining Room, Charming Country-Style Kitchen & 4-PC Bathroom. Primary Bedroom Includes A W/O To Backyard Oasis; Large Wooden Deck, Fully-Fenced & Private West-Facing Yard. Spacious Second Bedroom W/ Hardwood Flrs & Closet Space. Tons Of Potential For Value-Add W/ Massive Unfinished Basement. Immaculately Maintained W/ Separate Side Entrance. Legal Front Pad Parking. Steps To Vibrant Annette Farmers Market, Bloor West Village, Trendy Junction Shops & Terrific Schools Close By. Incredible Opportunity For First-Time Buyers, Down-Sizers Or Investors!

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-236-1245



880 Windermere Ave
Toronto Ontario M6S 3M9
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$5,629/2024 **For:** Sale **% Dif:** 109
Sold Date: 06/10/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$1,125,000
List: \$1,029,000

Detached
Link: N
Bungalow

Fronting On: W
Acreage:
30 x 94 Feet
Irreg:

Rms: 5 + 2
Bedrooms: 2 + 1
Washrooms: 2
1x4xGround, 1x4xBsmt

Dir/Cross St: St Johns and Runnymede

MLS#: W12196817

PIN#: 105190171

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: 700-1100
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

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

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	0	0	Closet		
2	Living	Ground	13.68	x 12.93	Hardwood Floor	Open Concept	
3	Dining	Ground	12.07	x 11.19	Hardwood Floor	Open Concept	Large Window
4	Kitchen	Ground	14.34	x 8.5	Centre Island	Renovated	Skylight
5	Prim Bdrm	Ground	12.37	x 9.38	Closet	Hardwood Floor	
6	Br	Ground	10.04	x 9.88	Hardwood Floor	Closet	Murphy Bed
7	Rec	Bsmt	21.29	x 11.22	Laminate	4 Pc Bath	
8	Office	Bsmt	8.99	x 8.17	Laminate		
9	Utility	Bsmt	16.14	x 11.22	Combined W/Laundry		
10	Other	Bsmt	8.17	x 7.91			

Client Remks: Welcome to this delightful 2-bedroom bungalow nestled on a generous 30 x 94 ft lot in sought-after Upper Bloor West Village. This move-in-ready home combines character, comfort, and modern updates in one of Toronto's most family-friendly neighbourhoods. Step inside to a bright and airy open-concept main floor featuring spacious living and dining areas-ideal for entertaining or relaxed everyday living. The modern renovated kitchen boasts ample counter space, a large center island, and a skylight that fills the space with natural light. Two well-proportioned bedrooms and full bathroom complete the main level. The versatile lower level offers, good height, a separate side entrance and great additional living space including a huge recreation room, a full bathroom, a home office or potential third bedroom, a workshop, and a laundry/utility room. Enjoy outdoor living in the fully fenced backyard-perfect for children and pets. The rare private driveway is a real plus. Situated in a vibrant community just steps from great schools, parks, TTC, and shopping. Take a short walk to the enjoy the Junction shops and restaurants or stroll to the charming boutiques and cafes of Bloor West Village. This is a wonderful opportunity to live in a welcoming, neighbourhood with everything at your doorstep.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


69 MacGregor Ave
Toronto Ontario M6S 2A1

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$4,870.48/2024**For:** Sale**Sold:** \$1,150,069**List:** \$898,000**% Dif:** 128**Sold Date:** 01/21/2025**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: S**Rms:** 4**Link:** N**Acreage:****Bedrooms:** 2

2-Storey

24.5 x 44.5 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Runnymede & Ardagh**MLS#:** W11931632**PIN#:** 213780179

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Rt-Of-Way	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fenced Yard, Library, Park, Place Of	Retirement:	
Apx Sqft:			Worship, Public Transit, School	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 11.19	Open Concept	Hardwood Floor	Bay Window
2	Dining	Main	12.17	x 6.99	Open Stairs	Hardwood Floor	W/O To Yard
3	Kitchen	Main	8.1	x 6.99	Open Concept	Renovated	Pot Lights
4	Prim Bdrm	2nd	11.19	x 10.17	Hardwood Floor	Closet	Window
5	2nd Br	2nd	9.09	x 8.6	Hardwood Floor	Closet	Window
6	Bathroom	2nd	6.59	x 5.18	4 Pc Bath	Renovated	Window
7	Rec	Bsmt	12.8	x 8.2	Vinyl Floor	Pot Lights	Above Grade Window
8	Laundry	Bsmt	12.37	x 5.18	Laundry Sink	Above Grade Window	B/I Shelves

Client Remks: Welcome To 69 Mac Gregor Ave! An Incredible Quaint & Charming Detached Property In Prime Bloor West Village. The Perfect Condo Alternative Or Option For First-Time Buyers & Down-Sizers A like. Beautiful Sun-Filled Open Concept Living & Dining Room W/ Hardwood Floors & Renovated Kitchen W/High-End Appliances & Quartz Countertops. Walk-Out To Your Private South-Facing Backyard W/ Access To Garage. Second Floor Features Two Very Spacious Bedrooms W/ Large Closets & Renovated 4 pc Bathroom. Basement Features A Finished Rec Room, Ample Storage Space & Laundry Room W/ Potential To Add A Second Bathroom. Steps To Runnymede P.S., Vibrant Bloor West Village, High Park & Transit At Your Door Step.

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245



9 Hanley St		Sold: \$1,300,000
Toronto Ontario M6S 2H3		List: \$999,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$6,779.24/2025	For: Sale	% Dif: 130
Sold Date: 05/27/2025		
SPIS: N	Last Status: SLD	DOM: 1
Detached	Fronting On: S	Rms: 6 + 4
Link: N	Acreage:	Bedrooms: 3 + 2
Bungalow-Raised	27 x 175 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x3xBsmt
Dir/Cross St: Jane & Dundas		

MLS#: W12173579	PIN#: 105200216
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Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Stone Drive: Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		Hydro: Phone: Municipal	
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	17.45	x	12.34	Hardwood Floor	Window	Crown Moulding
2	Kitchen	Main	8.27	x	8.99	Tile Floor	Window	Eat-In Kitchen
3	Dining	Main	5.54	x	8.99	Tile Floor	Open Concept	Combined W/Kitchen
4	Prim Bdrm	Main	13.09	x	12.3	Hardwood Floor	Window	Closet
5	2nd Br	Main	12.34	x	8.01	Hardwood Floor	Window	Closet
6	3rd Br	Main	10.01	x	8.96	Hardwood Floor	Window	Closet
7	Rec	Bsmt	18.96	x	11.42	Broadloom	Window	
8	Kitchen	Bsmt	13.06	x	9.91	Tile Floor	Window	Eat-In Kitchen
9	4th Br	Bsmt	16.17	x	9.61	Tile Floor	Window	Walk-Up
10	5th Br	Bsmt	11.42	x	10.04	Tile Floor	Window	

Client Remks: Exceptional Opportunity in the Heart of Bloor West Village! Discover the potential of this all-brick raised bungalow on a rare 27 x 175 ft tree-lined lot in one of Torontos most desirable neighborhoods. Move in and enjoy as-is or renovate to create your dream home, as many neighbors have. This bright and spacious home boasts 1757 sqft incl separate entrance to a semi-finished basement apartment ideal for multi-generational living or generating rental income. The main floor boasts a large eat-in kitchen, three generous bedrooms, and abundant natural light throughout. Step outside to a private backyard retreat with a party-sized patio, lush greenery, and access to a detached two-car garage and basement walk-up. Enjoy top-rated schools and walkable access to Beresford Park, the Humber River, local shops, restaurants, groceries, libraries, and more. Just a 15-minute walk to the Bloor-Danforth subway line and walking distance to the vibrant Junction area. Don't miss your chance to live in a vibrant, family-friendly community with incredible long-term value!								
Extras:								
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-699-9292								



694 Willard Ave
Toronto Ontario M6S 3S5

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,602.12/2024

For: Sale

Sold: \$1,300,000

List: \$1,300,000

% Dif: 100

Sold Date: 03/10/2025

SPIS: N

Last Status: SLD

DOM: 13

Detached

Fronting On: W

Rms: 4 + 3

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

25 x 100 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x3xBsmt

Dir/Cross St: Willard Avenue/Dundas Street West

MLS#: W11986819

PIN#: 105190110

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Walk-Up
Fireplace/Stv: N
Heat: Forced Air / Electric
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.72	x 8.99	Hardwood Floor
2	Dining	Main	17.72	x 9.58	Hardwood Floor
3	Living	Main	18.8	x 10.6	Hardwood Floor
4	Prim Bdrm	2nd	10.07	x 16.37	Hardwood Floor
5	2nd Br	2nd	11.98	x 16.7	Hardwood Floor
6	3rd Br	2nd	10.99	x 7.97	Hardwood Floor

Client Remks: Freshly painted. Grand 3 Bedroom House In An Established Neighborhood, Conveniently Located In A Very Good School District. Open Space Concept On The Main Floor With Kitchen, Living And Dining Room. Garage In The Backyard Accessible Through Mutual Drive. Basement Apartment With Separate Entrance.

Extras:

Listing Contracted With: RE/MAX PREMIER INC. 416-743-5000



400 Willard Ave Toronto Ontario M6S 3R5 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,324.56/2024 Sold Date: 06/10/2025 SPIS: N Last Status: SLD DOM: 7		Sold: \$1,308,000 List: \$995,000 % Dif: 131
Detached Link: N 2 1/2 Storey Dir/Cross St: Bloor St West and Willard Ave	Fronting On: W Acreage: 25 x 114.17 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 1 1x3x2nd

MLS#: W12193749 **PIN#:** 213800200

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		10.99	x 16.99	Hardwood Floor	Large Window	Fireplace
2	Dining		10.79	x 14.99	Hardwood Floor	Large Window	
3	Kitchen		15.98	x 6.99			
4	Prim Bdrm		13.98	x 8.99	Hardwood Floor	Large Window	
5	2nd Br		8.99	x 10.89	Hardwood Floor	Large Window	
6	3rd Br		11.68	x 9.48	Hardwood Floor	Large Window	
7	4th Br		11.68	x 9.48	Hardwood Floor	Large Window	
8	Loft		33.69	x 19.09			

Client Remks: Potential, Potential, Potential in a Sought After Bloor West Village Location, Location, Location! Calling all Renovators and Dream Home Builders - 400 Willard Avenue is the Property You've Been Waiting For! Tons of Existing Square Footage (See Floor Plans!) And Original Charm - This Bloor West Beauty is Ready for Her Modern Makeover! (See Recent Sale Prices of Renovated Detached Homes on Willard!) Unbeatable Location, Highly Coveted Runnymede PS School Catchment, Only Steps to Shopping, Schools, Parks and Transit. Make 400 Willard Avenue Your Forever Address! Please Note, the Home requires a Complete Renovation. Property is being sold "As is, where is".

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241



88A Brookside Ave Toronto Ontario M6S 4G9 Toronto W02 Runnymede-Bloor West Village Toronto		Sold: \$1,350,000 List: \$1,388,000
Taxes: \$5,264.52/2024	For: Sale	% Dif: 97
Sold Date: 03/28/2025		
SPIS: N	Last Status: SLD	DOM: 4
Detached	Fronting On: W	Rms: 6 + 3
Link: N	Acreage:	Bedrooms: 2 + 1
2-Storey	18 x 111 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Jane & Dundas		

MLS#: W12037323	PIN#: 105280138
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	12.83	x 6.14	Tile Floor	Mirrored Closet	O/Looks Frontyard
2	Living	Main	14.93	x 12.5	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	14.83	x 10.4	Hardwood Floor	Pot Lights	Combined W/Living
4	Kitchen	Main	13.35	x 11.22	Quartz Counter	B/I Appliances	W/O To Deck
5	Prim Bdrm	2nd	12.01	x 11.52	Hardwood Floor	W/I Closet	
6	Br	2nd	12.73	x 8.99	Hardwood Floor	Murphy Bed	Closet
7	Rec	Bsmt	15.16	x 14.04	Broadloom	Pot Lights	Above Grade Window
8	Br	Bsmt	10.99	x 8.89	Broadloom	Closet	
9	Bathroom	Bsmt	9.71	x 7.45	Combined W/Laundry	3 Pc Bath	

Client Remks: Recently renovated detached house located near coveted Baby Point! Stunning custom kitchen boasts natural stone quartzite counters, built-in appliances, plenty of storage space and walk-out to deck & private rear gardens. Open concept main floor offers a bright sunroom and living/dining area. There are 2 spacious bedrooms and 2 full bathrooms. Other notable features include engineered hardwood floors, "Magic Windows" and pot lighting. This home was professionally painted in a neutral designer palette. Finished lower level with recreation room, additional bedroom and bathroom with laundry facilities. Single detached garage with storage shelving and parking behind (2 car parking) great potential for a future laneway suite/rental income. Walk to transit, Summerhill Market, great schools, shopping, trendy dining and the Humber River. Conveniently located minutes to downtown, both airports and renowned golf courses.

Extras:
Listing Contracted With: RE/MAX WEST REALTY INC.416-760-0600


476 Durie St
Toronto Ontario M6S 3G7

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,322.18/2025**For:** Sale**Sold:** \$1,365,000**List:** \$1,199,000**Sold Date:** 06/09/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: W**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

25.25 x 109.16 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x3x2nd,
1x3xBsmt**Dir/Cross St:** South of Anette at Macgregor**MLS#:** W12193055**PIN#:** 213780077

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 15.42	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	9.25	x 12.17	Hardwood Floor	Large Window	Pocket Doors
3	Kitchen	Main	9.25	x 16.99	Tile Floor	2 Pc Bath	Renovated
4	Prim Bdrm	2nd	18.5	x 10.76	Hardwood Floor	3 Pc Ensuite	Large Window
5	2nd Br	2nd	9.09	x 11.91	Hardwood Floor	Fireplace	Large Window
6	3rd Br	2nd	9.09	x 10.76	Hardwood Floor	Bay Window	Closet
7	Rec	Bsmt	18.5	x 14.5	Above Grade Window	Large Closet	
8	Laundry	Bsmt	18.01	x 13.16	3 Pc Bath	Above Grade Window	

Client Remks: Step inside this sweet detached where timeless character meets everyday function, wrapped in charm & perfectly located in BWV in coveted Runnymede & Humberstone school district. This all-brick beauty sits on a generous lot with rare-for-the-area parking for 3 via - mutual drive, oversized garage + bonus laneway access. Its a parking trifecta! . Add in a lovingly preserved interior, 3 beds, 4 baths, a finished basement, **New mechanics - think new wiring, new windows, new roof, all the big ticket items are taken care of!** Main floor is thoughtfully opened up to create a modern flow while preserving its original charm. New Hardwood floors run throughout, grounded by rich wood trim, pocket french doors, beautifully preserved stained-glass windows that glimmer w/ character. Don't worry-The other windows ALL New. The living rooms fireplace mantle creates a cozy focal point that anchors the space. The renovated kitchen, open to the dining room and made for the hustle & flow of family life. The central island is a landing pad for homework, wine chats & late-night snack attacks. Oversized west-facing window lets afternoon sun flood the dining space perfect for cozy dinners or slow weekend brunches, especially when the winter blues roll in. Upstairs offers three bright, well-proportioned bedrooms, including two adorable kids' rooms, one with a charming bay window, the other featuring a rare original fireplace. The primary suite sits at the back, overlooking the backyard for extra privacy. It comes complete w/ two big windows, a wall of closets & an ensuite bathroom that makes mornings infinitely more civilized. The large family bathroom has space for everyone. Finished basement is a great bonus space. Large yard & double long garage wraps it all up into a home that truly delivers. Premium location - Steps to subway, and Bloor shopping strip! Walkability, community, and convenience in one perfect package!

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000


56 Humber Tr
Toronto Ontario M6S 4C2

Toronto W02 Lambton Baby Point Toronto

Taxes: \$8,240.13/2024**For:** Sale**Sold:** \$1,380,000**List:** \$999,000**% Dif:** 138**Sold Date:** 05/27/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 4

2 1/2 Storey

30 x 95 Feet

Washrooms: 1**Irreg:**

1x3x2nd

Dir/Cross St: Bloor St West and Jane St**MLS#:** W12160769**PIN#:** 105230093**Kitchens:**

1

Fam Rm:

N

Basement:

Unfinished

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

None

Central Vac:

N

Apx Age:

1500-2000

Apx Sqft:**POTL:****Assessment:****POTL Mo Fee:****Laundry lev:****Exterior:**

Brick

Drive:

Rt-Of-Way

Gar/Gar Spcs:

Detached / 1

Drive Park Spcs:

0

Tot Prk Spcs:

1

UFFI:**Pool:**

None

Prop Feat:

Fireplace/Stove, Library, Park, Place Of

Worship, Public Transit, School, School

Bus Route

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

Municipal

Sewers

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living		18.04	x 12.99	
2	Dining		14.99	x 11.98	
3	Kitchen		14.99	x 0	
4	Br		12.07	x 10.37	
5	2nd Br		12.07	x 9.84	
6	3rd Br		10.37	x 12.89	
7	4th Br		10.6	x 10.6	

Client Remks: Potential, Potential, Potential in a Sought After Bloor West Village Location, Location, Location! Calling all Renovators and Dream Home Builders - 56 Humber Trail is the Property You've Been Waiting For! Stunning Character Details Remain Intact - Leaded and Stained Glass, Original Wainscotting, Grand Staircase and Foyer. Mostly Hardwood Floors Throughout. Unbeatable Location, Tons of Existing Square Footage and Loads of Charm - This Bloor West Beauty is Awaiting Her Modern Makeover! Humber Trail is a Favourite Street For a Reason - Only Steps to Shopping, Schools, Parks and Transit. Make 56 Humber Trail Your Forever Address! Home requires a complete renovation. Property is being sold as is, where is.

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS INC.416-236-1241


53 Humber Tr
Toronto Ontario M6S 4C2

Toronto W02 Lambton Baby Point Toronto

Taxes: \$8,089.92/2024**For:** Sale**Sold:** \$1,390,000**List:** \$1,480,000**Sold Date:** 05/27/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 20

Detached

Fronting On: E**Rms:** 8 + 1**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

28 x 95 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor / Jane**MLS#:** W12134150**PIN#:** 105230135**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
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:
 Fireplace/Stove, Grnbelt/Conserv, Park,
 Place Of Worship, Public Transit, School,
 Wooded/Treed


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

Hydro:
Phone:
 Municipal
 Sewers
 Shed
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	7.38	x 13.78	Closet	Stained Glass	W/O To Porch
2	Living	Ground	12.6	x 15.35	Fireplace	Large Window	Combined W/Dining
3	Dining	Ground	11.12	x 14.3	Combined W/Living	Laminate	Window
4	Kitchen	Ground	8.73	x 12.83	Galley Kitchen	Laminate	Window
5	Mudroom	Ground	7.35	x 8.04	Skylight	B/I Shelves	W/O To Deck
6	Prim Bdrm	2nd	10.01	x 12.8	Window	Closet	
7	2nd Br	2nd	9.84	x 12.8	Window	Closet	
8	3rd Br	2nd	10.04	x 10.76	Window	Closet	
9	4th Br	2nd	9.97	x 10.76	Window	Closet	
10	Family	Bsmt	16.6	x 23.03	3 Pc Ensuite	Window	Combined W/Laundry

Client Remks: Detached 4 bedroom home in prime Bloor West / Old Mill community set within parks, biking and walking trails, Humber river, sought after schools, shopping and incredible amenities and located minutes to High Park, Bloor West, Junction Village, Old Mill community and much much more. Lovingly maintained and updated, move in condition on wider 28 foot width lot with renovated bathrooms, finished lower level, eat in kitchen sunroom area, updated light fixtures, new front and rear porch premium composite deck and beautiful landscaping abounds ... Freshly painted and ready for you! Wide mutual drive with easy access to your private parking, with a maintenance free rear yard. Exceptional walking community on Bloor West Village and TTC subway, with quick access to Waterfront mere minutes away. Etienne Brule / Humber River / Old Mill park a short hop away. Act quickly, priced well in destination neighborhood. Great accessory home option in rear yard, or build your dream garage, many usage options for your future needs.

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

	372A St Johns Rd Toronto Ontario M6S 2K8 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,822.45/2024 Sold Date: 05/07/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,400,000 List: \$1,198,000 % Dif: 117				
	Detached Link: N 2-Storey Dir/Cross St: St John's /Windermere		Fronting On: N Acreage: 22 x 110 Feet Irreg:		Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt			
MLS#: W12099871 PIN#: 105190131								
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Front Yard Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Public Transit, School, School Bus Route			Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		
Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Ground	9.84	x 13.12	Hardwood Floor	Large Window		
2	Dining	Ground	9.84	x 10.83	Hardwood Floor	Separate Rm		
3	Kitchen	Ground	8.53	x 11.15	Tile Floor	O/Looks Backyard		
4	Prim Bdrm	2nd	12.14	x 10.83	Hardwood Floor	His/Hers Closets		
5	2nd Br	2nd	9.84	x 11.81	Hardwood Floor	Window		
6	3rd Br	2nd	9.84	x 9.19	Hardwood Floor	Window		
7	Rec	Bsmt	9.51	x 9.51	Laminate			
8	Br	Bsmt	33.37	x 38.75	Laminate	Window		
Client Remks: Welcome To This Immaculately Maintained Three Bedroom Detached Home, Perfectly Situated In One Of Toronto's Most Sought-After Neighbourhoods-Bloor West Village. Move-In Ready & Full Of Charm, This Home Combines Classic Character With Thoughtful Modern Updates Throughout. Step Inside To A Bright & Spacious Layout Featuring A Large Living Room, Separate Dining Area, & A Family-Sized Kitchen-Ideal For Busy Weekday Mornings Or Relaxed Weekend Brunches. Every Room Is Equipped With Brand New A/C units For Year-Round Comfort. Upstairs, You'll Find Generously Sized Bedrooms, Including A Sun-Filled Primary Suite With His & Hers Closets. The Fully Finished Basement, With A Separate Side Entrance, Offers Flexible Space For A Recreational Room, Guest Suite, Or Home Office. Outside, Enjoy The Benefits Of A Detached Working Mans Garage, A Mutual Driveway & A Legal Front Parking Pad-A Rare & Valuable Find In The City. Just Steps From Top-Rated Schools, Beautiful Parks, TTC Access, & The Shops, Bakeries, & Cafes That Make Bloor West Village One Of Toronto's Most Beloved Communities, This Home Offers Not Just A Place To Live, But A True Lifestyle Upgrade. Fall In Love. Move Right In. Welcome Home. Entire House Has Been Freshly Repainted (2025). Brand New Kitchen (2025). Virtual Tour & Floor Plans Attached. Legal Front Parking Pad! Fridge, Stove, Washer, Dryer, All Elf's, All Window Coverings. Breakers & Cold Room.								
Extras:								
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888								


102 Brookside Ave
Toronto Ontario M6S 4G9

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,716.56/2024**For:** Sale**Sold: \$1,450,000****List: \$1,478,000****Sold Date:** 04/29/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 2 + 1

2-Storey

25 x 111 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: JANE ST & ST.JOHN'S ROAD**MLS#:** W12095323**PIN#:** 105280131

Kitchens:	2	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	13.62	x 6.96	Tile Floor	Picture Window	
2	Living	Main	11.94	x 14.86	Hardwood Floor	Fireplace	French Doors
3	Dining	Main	10.14	x 15.09	Hardwood Floor	Wood Trim	Window
4	Kitchen	Main	7.84	x 13.68	Quartz Counter	Updated	Tile Floor
5	Br	Bsmt	17.65	x 21.23	Combined W/Rec	Broadloom	Fireplace
6	Office	Bsmt	8.2	x 8.92	Laminate	B/I Bookcase	Pot Lights
7	Living	2nd	8.66	x 9.45	Hardwood Floor	Window	Open Concept
8	Dining	2nd	10.53	x 9.61	Hardwood Floor	Combined W/Living	
9	Kitchen	2nd	8.46	x 15.85	Hardwood Floor	Open Concept	W/O To Balcony
10	Prim Bdrm	2nd	9.51	x 14.83			
11	2nd Br	2nd	9.55	x 15.09			

Client Remks: Nestled in one of the best neighbourhoods, this beautiful duplex is a true gem, brimming with old-world charm while offering thoughtful updates for modern living. Currently used as a multi-generational family home, this property can easily be converted back into a single-family home to suit your lifestyle and needs! It strikes the perfect balance between elegance and functionality, inviting you to make it your own. The second floor features a beautifully updated and expansive open-concept living and dining area that flows seamlessly into a bright, modern kitchen. Large windows flood the space with natural light, enhancing the airy and open feel of this home. The second level also boasts 2 generous-sized bedrooms, each filled with character and natural light, as well as a renovated bathroom. The current main floor and basement suite features a cozy 1-bedroom layout with a living and dining area, hardwood floors, a fireplace, and French doors leading to the open dining room and combined kitchen. The beautifully renovated and stylish kitchen offers quartz countertops and a butcher block countertop, as well as a walk out to spacious backyard - great for entertaining or creating your own private retreat. This is a wonderful space for anyone who appreciates the peace and tranquility that a private outdoor area can offer. Enjoy the added convenience of a 2 car garage with laneway access. The finished basement level offers even more potential. Whether you envision a cozy retreat, a guest suite, or additional storage, this level adds an extra layer of flexibility. This home is located near Humbercrest PS, St.James Elementary School & James Culnan Elementary School.many parks, and Baby Point Gates. Short Walk To The Subway & Coveted Bloor Boutiques, Shops & Restaurants.

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-236-1245



1 St. Marks Rd
Toronto Ontario M5J 0A7

Toronto W02 Lambton Baby Point Toronto

Taxes: \$6,866.70/2024

For: Sale

Sold: \$1,475,000

List: \$1,599,000

% Dif: 92

Sold Date: 03/16/2025

SPIS: N

Last Status: SLD

DOM: 68

Detached

Fronting On: S

Rms: 12 + 1

Link: N

Acreage:

Bedrooms: 5 + 1

2-Storey

25.03 x 125.88 Feet

Washrooms: 3

Irreg:

1x4xGround, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Jane and Baby Point

MLS#: W11913038

PIN#: 105210169

Kitchens:	3	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Available	Cable TV:	Y
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Attached / 1	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room	Retirement:	N
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	12.96	x 11.78	Hardwood Floor	Window	4 Pc Bath
2	Br	Main	15.49	x 10.17	O/Looks Backyard	W/I Closet	South View
3	2nd Br	Main	11.91	x 11.02	Window	Mirrored Closet	W/I Closet
4	3rd Br	2nd	12.86	x 11.48	Hardwood Floor	South View	O/Looks Backyard
5	4th Br	2nd	14.07	x 11.81	Hardwood Floor	Large Window	
6	5th Br	2nd	11.88	x 6.76	Hardwood Floor	Window	Closet
7	Dining	2nd	12.86	x 9.84	Hardwood Floor	Combined W/Family	Window
8	Family	2nd	12.86	x 9.84	Hardwood Floor	Combined W/Dining	Window
9	Br	Bsmt	18.7	x 10.14	Combined W/Living	Laminate	Above Grade Window
10	Kitchen	Ground	10.99	x 9.71	Combined W/Family	Window	
11	Kitchen	2nd	9.28	x 9.06	Combined W/Dining	Window	Open Concept
12	Kitchen	Bsmt	10.24	x 7.94	Laminate	Above Grade Window	

Client Remks: This fully renovated family home nestled in a quiet residential setting steps from Baby Point and Humber River Parklands, this beautifully updated home blends charm with modern elegance. This spacious and stylish home is move-in ready for a growing family. Conveniently located just a 15-minute walk to Bloor West and Jane Subway Station, this home offers the perfect combination of tranquility and accessibility in one of the city's most desirable neighborhoods. The main floor features a living room, a functional kitchen, and two bedrooms, ideal for family living. The second floor includes a spacious living/dining area, a kitchen with a window, three bedrooms. One bedroom on the main floor and one on the second floor overlook the lush greenery of the serene backyard, providing a peaceful retreat with a cottage-like feel. Each floor has its kitchen and washroom. The finished basement, with above-grade windows and a separate entrance, provides additional living space-perfect as an in-law suite, guest accommodation, or a source of extra income. Enjoy the peaceful, private, deep backyard, ideal for gardening, relaxing, or entertaining. This property offers great flexibility and can easily be adapted into three separate units, making it ideal for a multi-generational family, in-laws, grown children, or additional rental income. Located in a top-rated school district and just steps to Jane Subway, Bloor West Village, and the Humber River trails, this home provides the best of city living. Don't miss this rare opportunity to own a beautifully updated home in one of the city's most sought-after neighborhoods!

Extras:

Listing Contracted With: RE/MAX REALTRON REALTY INC.905-508-9500



765 Windermere Ave		Sold: \$1,490,000
Toronto Ontario M6S 3M5		List: \$1,549,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$6,566.35/2025	For: Sale	% Dif: 96
Sold Date: 05/24/2025		
SPIS: N	Last Status: SLD	DOM: 9
Detached	Fronting On: E	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 4
2-Storey	23 x 147 Feet	Washrooms: 2
	Irreg:	1x4xUpper, 1x4xLower
Dir/Cross St: Jane/Annette		

MLS#: W12151593	PIN#: 105200375
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Part Fin / Sep Entrance		Gar/Gar Spcs: Detached / 2		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Radiant / Gas		Tot Prk Spcs: 2		Water Supply:	
A/C: Wall Unit		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Public Transit, School		Retirement:	
Apx Sqft: 1100-1500				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Other	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 10.43	Large Window	Double Doors	
2	Dining	Main	15.62	x 9.32	Large Window	Stained Glass	
3	Kitchen	Main	24.38	x 8.5	W/O To Deck	Heated Floor	Breakfast Bar
4	Other	Main	6.99	x 18.14	Large Window		
5	Foyer	Main	13.48	x 7.38	Closet	W/O To Porch	
6	Prim Bdrm	Upper	15.32	x 8.99	Large Window	Closet	O/Looks Frontyard
7	2nd Br	Upper	11.75	x 9.51	Large Window	Closet	O/Looks Backyard
8	3rd Br	Upper	11.45	x 8.5	Large Window	O/Looks Backyard	
9	4th Br	Upper	13.48	x 9.02	Large Window	Closet	O/Looks Frontyard
10	Bathroom	Upper	7.87	x 5.58	Heated Floor	Soaker	
11	Family	Lower	17.88	x 16.86			
12	Other	Lower	5.12	x 7.91			
13	Bathroom	Lower	5.12	x 7.91			
14	Laundry	Lower	12.27	x 8.63			

Client Remks: Discover a true treasure! 765 Windermere Avenue offers a chance to sprinkle your magic on a detached dazzler, complete with classic oak trim and charming stained glass windows. Step into a sunny enclosed porch, perfect for sneaky afternoon snoozes. Experience a seamless transition between the living and dining spaces, leading to an updated kitchen that boasts impressive storage and abundant countertop space for all your cooking adventures. Upstairs, you'll find four bright bedrooms and a bathroom with timeless appeal. Imagine chill weekends on the back patio and garden, just waiting for those summer BBQs. Friday nights transform into epic movie marathons in the lower-level family room. The basement with a separate entrance offers extra living space, whether it's for a media room, additional storage, or a future guest suite with its own bathroom. This gem comes with a detached two-car garage and laneway access. The 23 x 147 ft lot is your canvas of possibilities. Nestled in a family-friendly neighbourhood with top-notch schools, parks, and easy access to public transit and Bloor Street shops.

Extras:
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232


629 Durie St
Toronto Ontario M6S 3H2

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,195.81/2024**For:** Sale**Sold:** \$1,520,000**List:** \$1,298,000**Sold Date:** 04/10/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: E**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 6

2 1/2 Storey

25.29 x 149 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x3xBsmt, 1x3x3rd

Dir/Cross St: Annette St / Runnymede Rd**MLS#:** W12055720**PIN#:** 105200508

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Public Transit, School

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	Foyer	Main	12.14	x 9.02	
2	Living	Main	17.22	x 10.66	Fireplace Bay Window
3	Dining	Main	15.45	x 9.61	
4	Kitchen	Main	13.68	x 9.97	W/O To Porch
5	Sunroom	Main	12.43	x 5.97	W/O To Yard
6	Prim Bdrm	2nd	18.67	x 10.24	Closet Bay Window
7	2nd Br	2nd	11.98	x 9.38	Closet
8	3rd Br	2nd	9.38	x 7.58	
9	4th Br	2nd	11.25	x 10.24	Closet
10	5th Br	3rd	14.63	x 12.6	
11	Br	3rd	14.63	x 11.38	W/W Closet

Client Remks: Nestled in the desirable Runnymede Bloor West Village area, 629 Durie Street presents a rare opportunity with immense potential. This grand brick home, constructed in 1913, boasts a generous 2.5-storey layout on an oversized 25.29 feet by 149 feet lot. This Estate sale offers a unique chance to own a piece of local history and transform it into a stunning residence that combines vintage charm with contemporary comfort. The home features 6 bedrooms and 3 bathrooms, offering ample space for a growing family or those who desire extra room for home offices. The main floor is graced with a charming fireplace, adding character and warmth to the living space. While the home is in need of attention and renovations, it presents an exciting opportunity for buyers to either restore its original grandeur or reimagine the space to suit modern living. The solid structure and prime location in a neighborhood known for its excellent schools and community atmosphere make 629 Durie Street an attractive prospect for those looking to create their dream home in one of Toronto's premier neighbourhoods. There is Lane access to a double garage which provides potential for parking multiple vehicles and/or additional living space conversion. Home Inspection Available.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


**21 Orchard Crest Rd
Toronto Ontario M6S 4N2**

Toronto W02 Lambton Baby Point Toronto

Taxes: \$7,503.38/2025**For:** Sale**Sold:** \$1,550,000**List:** \$1,699,000**Sold Date:** 04/26/2025**% Dif:** 91**SPIS:** N**Last Status:** SLD**DOM:** 59

Detached

Fronting On: E**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 3

1 1/2 Storey

35 x 73 Feet

Washrooms: 1**Irreg:**

1x4xMain

Dir/Cross St: Baby Point Rd & Humbercrest Blvd**MLS#:** W11989007**PIN#:** 105260551

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI: No
Pool: None
Prop Feat: Fireplace/Stove

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.94	x 10.89	Hardwood Floor	Fireplace	B/I Bookcase
2	Dining	Main	10.76	x 11.42	Hardwood Floor	Window	
3	Kitchen	Main	10.76	x 12.11	Granite Counter	Updated	Stainless Steel Sink
4	Br	Main	10.86	x 11.45	Hardwood Floor	W/I Closet	Window
5	Br	Main	10.96	x 10.93	Hardwood Floor	Closet	Window
6	Mudroom	Main	12.3	x 4.3	W/O To Garage	B/I Closet	Window
7	Prim Bdrm	Upper	14.21	x 12.53	Hardwood Floor	W/I Closet	
8	Rec	Bsmt	15.22	x 11.91	Broadloom	Window	B/I Bookcase
9	Utility	Bsmt	10.53	x 10.76	Concrete Floor	B/I Shelves	

Client Remks: First time available after 60 years! A truly exceptional opportunity! Timeless Charm on a Prime Corner Lot in Old Millside. Offered for the first time in 60 years, this lovingly maintained 1 1/2 storey home is a rare find. Built in 1936 with solid brick construction, it sits proudly on a spacious corner lot in a sought-after neighborhood known for its strong sense of community. Flooded with natural light, the home boasts gleaming original hardwood floors, a cozy wood-burning fireplace, and a beautifully preserved classic family bath. The well-sized bedrooms offer generous closets and ample storage, while the mature landscaping provides privacy and stunning panoramic views. A private driveway and garage add convenience, and the unbeatable location places you just steps from the subway, shops, coffee shops, restaurants, and excellent schools. With timeless character and tremendous potential, this cherished home is ready for its next chapter. Solid Home Inspection by Pillar and Post, available upon request. Don't miss this exceptional opportunity!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-231-5000


632 Durie St
Toronto Ontario M6S 3H1

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,689.36/2024**For:** Sale**Sold:** \$1,620,000**List:** \$1,499,000**Sold Date:** 04/23/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: W**Rms:** 10 + 3**Link:** N**Acreage:** < .50**Bedrooms:** 6 + 2

2-Storey

28 x 148 Feet

Washrooms: 4**Irreg:**

1x3xMain, 1x4xMain, 1x4x2nd,

1x3xLower

Dir/Cross St: Runnymede Rd. & Annette St.**MLS#:** W12081422**PIN#:** 105200437

Kitchens:	3 + 1	Exterior:	Brick / Metal/Side	Zoning:	RM (f12; u2; d0. 8*252)
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.21	x 11.94	Wood Floor	Fireplace	Bay Window
2	Kitchen	Main	10.96	x 6.27	Tile Floor	Stainless Steel Appl	Window
3	Prim Bdrm	Main	13.25	x 11.81	Tile Floor	3 Pc Bath	Window
4	2nd Br	Main	13.25	x 11.29	Wood Floor	Closet	Window
5	Kitchen	Main	12.43	x 9.78	Tile Floor	Combined W/Living	Window
6	Prim Bdrm	Main	6.99	x 9.65	Hardwood Floor	Window	
7	Kitchen	2nd	12.43	x 9.78	Tile Floor	Bay Window	Eat-In Kitchen
8	Living	2nd	12.43	x 9.78	Wood Floor	Window	
9	Prim Bdrm	2nd	11.06	x 11.71	Wood Floor	Closet	Window
10	2nd Br	2nd	9.45	x 9.78	Wood Floor	Window	
11	3rd Br	2nd	9.38	x 11.35	Hardwood Floor	Window	
12	Living	Bsmt	6.27	x 7.45	Wood Floor	Window	
13	Kitchen	Bsmt	11.61	x 14.3	Window		
14	Prim Bdrm	Bsmt	13.19	x 11.15	Window		
15	2nd Br	Bsmt	12.8	x 10.7			

Client Remks: Attention Investors & Forever home seekers! Here's your chance to own a prime piece of real estate in the sought-after Upper Bloor West Village. INVESTORS - This is a VACANT 4-unit property with projected gross income of \$114k delivering a 4.8% cap rate with 3,000 sq. ft. of liv. space on an oversized lot with the potential to build a 1,722 sq. ft. Laneway House. This detached home offers 4 residential units - a 1 bed & a 2 bed unit on the main floor, a 3 bed unit on 2nd floor & 2 bed unit in the basement. All units with updated kitchens & bathrooms. Laneway access to 2 car garage at rear. If you are thinking of SINGLE FAMILY USE - this property offers a great opportunity to convert to a beautiful home on one of the largest lots in the area; 28*148 ft. With a main floor footprint of nearly 1,200 sq.ft., this property can make a very spacious home. With a zoning density of (d0.8) in this area, the property can be significantly extended or increased in size, without going to the Committee of Adjustments. Tucked between some of Toronto's most beloved neighborhoods - Baby Point to the west, The Junction to the east, and Bloor West Village and High Park to the south. Upper Runnymede stands out as a vibrant and highly desirable community for families, professionals, and anyone seeking the perfect blend of urban convenience and small-town charm. Schools are conveniently located nearby. Explore numerous green spaces including High Park, Humber river & trails, or opt for the lakeshore; walking along the boardwalk & taking in the beautiful sights. Public transit is a breeze with Runnymede & Jane stations on Bloor street. The UP Express is conveniently located a short walk from the Dundas station, and gets you downtown in 10 minutes or up to Pearson airport in record time. This enclave is not just a place to live, but a lifestyle to embrace one that offers a true sense of community alongside an abundance of local amenities and natural beauty.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



41 Lessard Ave
Toronto Ontario M6S 1X6
 Toronto W02 Lambton Baby Point Toronto
Taxes: \$6,349.41/2025 **For:** Sale **% Dif:** 109
Sold Date: 06/10/2025
SPIS: N **Last Status:** SLD **DOM:** 7
 Detached **Fronting On:** S **Rms:** 6 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 24.96 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Jane & Annette

MLS#: W12192520**PIN#:** 105220449

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Park, Public Transit	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	2025 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.27	x 5.58	Hardwood Floor	French Doors	Wainscoting
2	Living	Main	15.32	x 12.34	Hardwood Floor	Gas Fireplace	B/I Shelves
3	Dining	Main	13.42	x 10.24	Hardwood Floor	O/Looks Backyard	B/I Shelves
4	Kitchen	Main	12.07	x 8.76	Renovated	Granite Counter	O/Looks Backyard
5	Mudroom	Main	6.27	x 5.58	W/O To Yard		
6	Prim Bdrm	2nd	16.99	x 10.33	Hardwood Floor	Double Closet	B/I Shelves
7	2nd Br	2nd	12.83	x 9.32	Hardwood Floor	Closet	O/Looks Backyard
8	3rd Br	2nd	11.42	x 9.15	Hardwood Floor	Closet	O/Looks Backyard
9	Rec	Lower	12.17	x 8.6	Pot Lights	Above Grade Window	
10	Kitchen	Lower	9.15	x 8.83	Modern Kitchen	Breakfast Bar	Pot Lights
11	Br	Lower	12.34	x 8.5	Above Grade Window	Double Closet	B/I Bookcase

Client Remks: Welcome to 41 Lessard Avenue, a stylishly renovated detached home in highly desirable Lambton Baby Point. Step into the warm and inviting living room featuring a cozy gas fireplace and custom built-ins, perfect for relaxing or entertaining. The beautifully renovated kitchen and dining area offer seamless flow and style, complementing the home's contemporary upgrades. A bonus mud room/pantry space off the kitchen offers a walkout to the tranquil south-facing backyard. Originally a 4-bedroom, this thoughtfully reconfigured 3 bedroom provides a spacious primary plus 2 generous bedrooms with ample storage space and a functional layout, ideal for modern family living. The finished lower level includes a separate entrance, and with an additional recreation room, kitchen & bedroom, also holds exciting income potential or space for extended family living. The handsome red brick exterior boasts gorgeous curb appeal, complete with a charming front porch, landscaped gardens and contemporary interlock leading to the detached garage and legal front pad parking. Enjoy the unbeatable location on a quiet cul-de-sac just steps from Lessard Park, a gathering place for families and neighbours, the Humber River trails, TTC, top-rated schools, local shops, and amenities. This is your chance to own a turnkey home in one of Toronto's most family-friendly neighbourhoods!

Extras:**Listing Contracted With:** SUTTON GROUP OLD MILL REALTY INC.416-234-2424



84 Brookside Ave Toronto Ontario M6S 4G9 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,302.37/2024 For: Sale % Dif: 100 Sold Date: 03/13/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,695,000 List: \$1,699,000
Detached Link: N 2-Storey Dir/Cross St: Dundas/Jane	Fronting On: W Acreage: 25 x 111 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x5x2nd	

MLS#: W12002066	PIN#: 105280141
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Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Drive: Other Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A Stunning 2-Storey Detached Home Featuring An Open Concept Living, High Ceilings, Marble Centre Kitchen Island, Stainless Steel Custom Appliances, Pot Lights, A Cozy Fire Place, Hardwood Flooring Through Out, Elegant French Doors At Front Entrance, And More All Situated In The Prestigious Bloor West Village District. 2nd Floor Features 3 Spacious Bedrooms, Skylights, Large Bedroom Closets, A Large Spacious 5-Piece Ensuite Bathroom, High Ceilings, Harwood Through Out And More! Backyard Is Equipped With A Large Wooden Deck, And A Spacious Detached 2 Car Garage Accessible Via Rear Lane Way. This Home Exudes Style, Elegance, And Warmth With Modern Functionality And Is Generally Larger Than The Average Home On The Street. The Best Bang For Your Buck! Priced To Sell! **EXTRAS** All Elf's, Window Coverings, Stainless Steel Appliances (Fridge, Stove, Dishwasher, Built In Microwave), Washer & Dryer. Play Ground Equipment In Backyard Can Stay Or Be Removed. Extras: Listing Contracted With: <u>ROYAL LEPAGE CONNECT REALTY</u> 416-751-6533					


9 Nelles Ave
Toronto Ontario M6S 1T6

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,859.62/2024**For:** Sale**Sold:** \$1,698,220**List:** \$1,778,000**Sold Date:** 04/17/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

25 x 80 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor/Colbeck/Armada**MLS#:** W12058882**PIN#:** 213810034

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	
POTL Mo Fee:		Centre, School, School Bus Route		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	15.52	x 9.45	Wainscoting	Oak Banister	Leaded Glass
2	Living	Ground	15.12	x 11.55	Hardwood Floor	Fireplace	B/I Shelves
3	Dining	Ground	15.42	x 10.07	Plate Rail	Hardwood Floor	Pocket Doors
4	Kitchen	Ground	11.98	x 9.19	Quartz Counter	Stainless Steel Appl	Pot Lights
5	Family	Ground	15.06	x 9.32	W/O To Deck	Pot Lights	Skylight
6	Prim Bdrm	2nd	13.68	x 9.68	Hardwood Floor	W/W Closet	French Doors
7	2nd Br	2nd	13.85	x 9.55	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.63	x 9.61	Hardwood Floor	Closet	Bay Window
9	4th Br	2nd	8.96	x 8.43	Hardwood Floor	Closet	Window
10	Rec	Bsmt	18.86	x 14.01	Pot Lights	Fireplace	3 Pc Bath
11	Sitting	Bsmt	10.3	x 8.1	Pot Lights	Window	
12	Office	Bsmt	9.32	x 5.91	Pot Lights	Window	

Client Remks: BEAUTIFUL UPDATED HOME W/ 4 BDRMS & 2 BATHS, LOCATED ON A SMALL QUIET TREE LINED STREET IN PRIME BLOOR WEST VILLAGE! WELCOMING PIANO SIZE FOYER W/GUM WOOD WAINSCOTING, ORIGINAL LEADED/STAINED GLASS & SUN FILLED FROM SKYLIGHT ABOVE THE STAIRCASE. HARDWOOD FLOORS T/OUT THE HOUSE. SPACIOUS PRIV LIVING ROOM W/CUSTOM BUILT-IN CABINETRY, GAS FIREPLACE, CROWN MOULDING & WOOD TRIM. GRAND FORMAL DINING ROOM FEATURES PLATE RAILINGS, WOOD TRIM & SWING DOORS. DESIGNER RENO KITCHEN W/CAMBRIA QUARTZ COUNTERS, MANY CUSTOM CABINETS, POT LIGHTS, TOP OF THE LINE S/S APPLIANCES. MAIN FLOOR BRIGHT & SUNNY FAMILY ROOM ADDITION W/TORLYS LEATHER PLANK FLOORS & WALL/WALL WINDOWS, SKYLIGHTS & DOUBLE DOORS TO THE DECK & PRIVATE OASIS BACKYARD & SEMI DET. GARAGE. SECOND FLOOR INCLUDES 4 BEDROOMS W/LARGE CLOSETS & CUSTOM CUPBOARDS, RENO 3 PC BATH W/SEPARATE GLASS SHOWER. FINISHED BASEMENT W/ SEPARATE ENTRANCE, FEATURING REC ROOM W/ POT LIGHTS, 3 PC BATH, OFFICE/BEDROOM & SITTING ROOM W/ABOVE GRADE WINDOWS & LRG SPACIOUS LAUNDRY RM. MIN TO HIGH PARK & STEPS TO JANE SUBWAY, BLOOR WEST VILLAGE SHOPS & RESTAURANTS. **ST.PUIS X C.S, RUNNYMEDE P.S & HUMBERSIDE CI **

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245



83 Ardagh St		Sold: \$1,706,000
Toronto Ontario M6S 1Y6		List: \$1,689,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$7,109.97/2024	For: Sale	% Dif: 101
Sold Date: 06/16/2025		
SPIS: N	Last Status: SLD	DOM: 6
Detached	Fronting On: S	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	28 x 76.75 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Bloor and Runnymede		

MLS#: W12208897	PIN#: 213770085
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Unknown	
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Ground	12.34	x	5.35	Hardwood Floor	Closet	
2	Living	Ground	17.42	x	11.09	Bay Window	Hardwood Floor	Crown Moulding
3	Dining	Ground	14.34	x	10.99	Hardwood Floor	French Doors	Crown Moulding
4	Kitchen	Ground	12.34	x	8.66	Stainless Steel Appl	W/O To Sunroom	
5	Prim Bdrm	2nd	12.4	x	10.24	Hardwood Floor	Closet	O/Looks Backyard
6	2nd Br	2nd	13.42	x	9.25	Hardwood Floor	Closet	
7	3rd Br	2nd	12.6	x	9.68	Hardwood Floor	Closet	
8	Other	2nd	5.25	x	5.09	Hardwood Floor		
9	Rec	Lower	16.99	x	11.25	Gas Fireplace		
10	Laundry	Lower	8.92	x	5.41			

Client Remks: Discover the perfect blend of character and modern convenience in this 3-bedroom, 2-bathroom detached brick home, ideally situated in a prime Bloor West Village location! This residence offers peace-of-mind living with comprehensive infrastructure updates including new wiring, plumbing (both in and to the home), windows, roof, high-efficiency furnace, central air conditioning, and brand-new stainless-steel appliances. This home exudes character: hardwood floors, french doors, crown mouldings and plate rail (with all original trim intact), and stained-glass windows. A spacious foyer welcomes you, leading to a living room graced by a beautiful bay window with a built-in window seat. The professionally designed and finished lower level features large above-grade windows and a cozy gas fireplace, creating a versatile and inviting entertainment space with a convenient side entrance. The second floor has three bedrooms, a built-in linen closet and a versatile bonus walk-in closet/dressing room. Equally impressive, the home's exterior boasts professionally designed and landscaped front and rear gardens. The private, fully enclosed backyard offers low-maintenance plantings and a flagstone patio, ideal for entertaining. A beautiful natural stone walkway leads to a welcoming front porch, enhancing its curb appeal. Enjoy an unbeatable location, ideal for walking to the shops and restaurants of Bloor West and The Junction, numerous local parks, including High Park, and subway. Located within the coveted Runnymede/Humberside school districts. Welcome home! Simply move in and start enjoying!

Extras:
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



587 Beresford Ave			Sold: \$1,718,000		
Toronto Ontario M6S 3C2			List: \$1,488,000		
Toronto W02 Runnymede-Bloor West Village Toronto					
Taxes: \$6,702/2024		For: Sale	% Dif: 115		
Sold Date: 06/09/2025					
SPIS: N	Last Status: SLD	DOM: 6			
Detached	Fronting On: E	Rms: 8 + 2			
Link: N	Acreage:	Bedrooms: 4			
2-Storey	30.83 x 149 Feet	Washrooms: 2			
	Irreg:	1x2xMain, 1x4x2nd			
Dir/Cross St: Annette/Runnymede					

MLS#: W12193225	PIN#: 105200620
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Water / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.67	x 6.66	Hardwood Floor	Closet	Stained Glass
2	Living	Main	12.83	x 11.09	Hardwood Floor	Fireplace	French Doors
3	Dining	Main	15.91	x 12.93	Hardwood Floor	Bay Window	Crown Moulding
4	Kitchen	Main	15.09	x 12.83	Eat-In Kitchen	Double Sink	W/O To Yard
5	Prim Bdrm	2nd	13.42	x 9.91	Hardwood Floor	Bay Window	Closet Organizers
6	2nd Br	2nd	11.84	x 10.33	Hardwood Floor	Closet	Wall Sconce Lighting
7	3rd Br	2nd	11.32	x 8.76	Broadloom	Double Closet	Walk-Out
8	4th Br	2nd	10.01	x 5.91	Hardwood Floor	Double Closet	His/Hers Closets
9	Laundry	Bsmt	14.76	x 13.42	Laundry Sink		
10	Utility	Bsmt	26.41	x 18.34			

Client Remks: Charming 4-bedroom home with a private drive in Upper Bloor West Village, set on an exceptional 30.83 x 149 ft lot! Nestled on a quiet, family-friendly street in one of Toronto's most sought-after neighbourhoods, this well-maintained residence offers the perfect blend of traditional charm and endless potential. Lovingly cared for by the same family for nearly 50 years, it's now ready for its next chapter. The lot also boasts laneway home potential, qualifying for up to 1,722 sq ft (see attached letter) - a fantastic opportunity for added space or income. Whether you dream of a renovation, expansion, or a custom suite, the possibilities are wide open. Inside, you'll find a generous layout featuring hardwood floors, bay windows, French doors, and a cozy brick fireplace that preserves the home's timeless character. The main floor includes a convenient powder room and a spacious eat-in kitchen that walks out to a covered back porch, perfect for morning coffee or summer lounging. Enjoy the best of city living just minutes from parks, excellent schools, the Annette Recreation Centre, and transit. You're also ideally situated close to The Junction's trendy shops and eateries, and within walking distance to the pubs, cafes, and boutiques of Bloor West Village.

Extras:
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241


303 Durie St
Toronto Ontario M6S 3G2

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$8,912.50/2024**For:** Sale**Sold:** \$1,725,000**List:** \$1,699,000**Sold Date:** 04/01/2025**% Dif:** 102**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: E**Rms:** 7**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

27.83 x 155.5 Feet

Washrooms: 2**Irreg:**

1x4, 1x3


Dir/Cross St: Bloor and Runnymede**MLS#:** W12038082**PIN#:** 213760183

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fireplace/Stove, Library, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.7	x 11.35	Hardwood Floor	French Doors	Gas Fireplace
2	Dining	Main	14.8	x 11.32	Hardwood Floor	Pocket Doors	Coffered Ceiling
3	Kitchen	Main	14.86	x 8.6	Hardwood Floor	Double Sink	Side Door
4	Breakfast	Main	9.51	x 8.53	Hardwood Floor	Bay Window	W/O To Garden
5	Foyer	Main	9.51	x 7.25	Hardwood Floor	Closet	Wainscoting
6	Prim Bdrm	2nd	14.04	x 9.91	Hardwood Floor	Closet	O/Looks Frontyard
7	2nd Br	2nd	13.42	x 10.24	Broadloom	Closet	O/Looks Backyard
8	3rd Br	2nd	10.04	x 10.01	Broadloom	Closet	O/Looks Frontyard
9	4th Br	2nd	12.76	x 9.42	Broadloom	Large Window	
10	Rec	Lower	21	x 15.58	Laminate	Curved Stairs	Pot Lights
11	Office	Lower	7.58	x 6.5	Laminate	Open Concept	

Client Remks: Wonderful detached home in prime Bloor West Village location situated in the first block north of Bloor. Its a rare opportunity to find a home filled with such character and charm on a premium 27.83' x 155.5' deep west-facing lot. The basement has been lowered creating approximately 7.75' in ceiling height in the Rec room. The main floor front porch and back extension have both been enclosed to join the living room and kitchen respectively. Enter via a welcoming spacious foyer with wainscoting and front hall closet lit by a skylight. The living room, complete with a gas fireplace, and dining room are both formal rooms. French doors joining the foyer and living room, French doors separating the living room and dining room, and a swinging door between the dining room and kitchen make each room on the main floor both private and discrete. The breakfast area has both a walkout and large window overlooking the deep back yard. Like the foyer, the beautiful staircase and second floor hallway also feature lovely wainscoting. The second level offers two larger main bedrooms and two additional bedrooms. Three of the bedrooms have closets and there is a hallway linen closet. The fourth bedroom overlooks the backyard and, with its bright east and south facing windows, could even be used as a den or office. The lower level features more recent improvements with a separate side entrance bringing you down a curved staircase to an open concept office alcove. Go a few steps further and you enter a large recreation room and adjoining three piece washroom with a large walk-in shower. Other highlights include a detached garage, garden shed and mutual drive.

Extras:**Listing Contracted With:** SUTTON GROUP OLD MILL REALTY INC. 416-234-2424



93 Colbeck St
Toronto Ontario M6S 1V1
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$7,260.19/2024 **For:** Sale
Sold Date: 05/12/2025
SPIS: N **Last Status:** SLD **DOM:** 5

Sold: \$1,780,000
List: \$1,649,900

% Dif: 108

Detached
Link: N
2-Storey

Fronting On: S
Acreage:
25.5 x 103.16 Feet
Irreg:

Rms: 7 + 1
Bedrooms: 4
Washrooms: 2
1x4x2nd, 1x3xBsmt

Dir/Cross St: Runnymede Rd / Bloor St West

MLS#: W12130425

PIN#: 213760108

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Other
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School

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

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.31	x 14.98	Hardwood Floor
2	Dining	Main	10.61	x 14.68	Hardwood Floor
3	Kitchen	Main	14.63	x 9.39	W/O To Deck
4	Prim Bdrm	2nd	10.38	x 6.56	Hardwood Floor
5	2nd Br	2nd	15.2	x 9.64	Hardwood Floor
6	3rd Br	2nd	13.34	x 6.56	Hardwood Floor
7	4th Br	2nd	10.06	x 13.12	Hardwood Floor
8	Rec	Bsmt	24.13	x 9.84	Broadloom

Client Remks: Beautiful Home in Prime Location of Charming Bloor West Village! Voted "Best Neighbourhood in Toronto" by Toronto Life Magazine! 4 Bedroom, 2 Bathroom, Over 1800 SqFt Finished Living Space Including Basement Means this House has Room for Everyone! Easy to Maintain Front Stone Patio, Leading to Your Freshly Painted Covered Front Porch, Where you Can Sit with a Coffee and Watch the World Go By. Upon Entering the Home, You are Greeted Warmly with Gorgeous Original Wood Trim & Doors & Stained Glass Window. The Living Room Offers Hardwood Floors, Huge Picture Window & a Wood Insert Fireplace, Perfect for Getting Cozy on Cold Winter Nights. Seamless Flow through French Doors into the Grand Dining Room, Featuring Plate Railings & Continuation of Hardwood Floors. The Eat-In Kitchen has a Walk Out to the Deck and Beautifully Landscaped Backyard. Bonus is the Detached Garage for One Car, on the Other Side of the Fence/Gate. Upstairs You Will Find a Primary Bedroom, Connected to a 2nd Bedroom with French Doors, Perfect for a Home Office or Nursery. A Total of 4 Bright & Sun Filled Bedrooms, Plus a Renovated 4pc Bathroom, & Linen Closets, Make Up the Second Floor. The Basement is Finished for Even More Living Space, & Also a 3pc Bathroom, Laundry Room & Storage. Tankless Hot Water Tank is Owned. Roof Shingles & Eaves (2021). Freshly Painted Throughout (2025). Walking Distance to Bloor West Village Shops & Restaurants, Steps to Runnymede Subway Station, Seconds to Runnymede PS, HumberSide Collegiate, Western Tech & Ursula Franklin Academy!

Extras:

Listing Contracted With: ROYAL LEPAGE FRANK REAL ESTATE905-666-1333


306 Runnymede Rd
Toronto Ontario M6S 2Y6

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$8,526.25/2024**For:** Sale**Sold:** \$1,800,000**List:** \$1,648,000**Sold Date:** 03/26/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25.82 x 129.99 Feet

Washrooms: 4**Irreg:**

1x3xGround, 1x4x2nd, 1x3x2nd,

Back 26.35 Ft as per

1x3xBsmt

attached survey

Dir/Cross St: Bloor St W/Runnymede**MLS#:** W12028764**PIN#:** 213760230

Kitchens: 1
Fam Rm: Y
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stucco/Plaster
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

Family Room, Fireplace/Stove, Library,
Park, Public Transit, Rec Centre, School

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	Sunroom	Ground	19	x 7.19	Vinyl Floor	Large Window	
2	Foyer	Ground	0	0	Ceramic Floor		
3	Living	Ground	11.19	x 14.37	Fireplace	Hardwood Floor	Crown Moulding
4	Dining	Ground	9.28	x 15.39	Hardwood Floor	Wood Trim	Crown Moulding
5	Kitchen	Ground	9.19	x 15.49	Eat-In Kitchen	Renovated	Quartz Counter
6	Family	Ground	12.4	x 12.53	W/O To Deck	Window	3 Pc Bath
7	Prim Bdrm	2nd	12.76	x 13.48	3 Pc Ensuite	W/I Closet	Hardwood Floor
8	2nd Br	2nd	12.76	x 10.01	Closet	Hardwood Floor	Window
9	3rd Br	2nd	10.07	x 13.06	Hardwood Floor	Closet	Window
10	4th Br	2nd	9.74	x 9.94	Hardwood Floor	Closet	Window
11	Bathroom	2nd	5.58	x 10.24	Soaker	Ceramic Floor	
12	Laundry	2nd	0	0			
13	Laundry	Bsmt	7.55	x 10.6	Pot Lights	3 Pc Bath	Window
14	Rec	Bsmt	17.36	x 12.01	Laminate	Walk-Up	Pot Lights
15	Br	Bsmt	9.12	x 15.81	Window	Combined W/Office	
16	Utility	Bsmt	9.58	x 7.68			

Client Remks: FABULOUS UPDATED 2 STOREY DETACHED HOME IN PRIME BLOOR WEST VILLAGE. THIS SPACIOUS 4 BEDROOMS & 4 BATHROOMS PROPERTY WAS RENOVATED IN 2012. IT FEATURES 2 STOREY ADDITION. IT HAS A LARGE FRONT SUN ROOM. WELCOMING FOYER LEADS TO LIVING ROOM W/FIREPLACE, WOOD TRIM, CROWN MOLDINGS & HARDWOOD FLOORS T/OUT HOUSE. FORMAL DINING ROOM. CUSTOM EAT IN KITCHEN W/ POT LIGHTS, QUARTZ COUNTERS & STAINLESS STEEL APPLIANCES W/OUT TO SPACIOUS FAMILY ROOM W/ 3 PC BATHROOM, FIREPLACE & WALK OUT TO THE DECK & BEAUTIFUL LANDSCAPED GARDEN & LARGE GARAGE. SECOND FL FEATURES HUGE MASTER W/ WALK-IN CLOSET & 3 PC BATH W/ OVERSIZE SHOWER. SPACIOUS BEDROOMS, CUSTOM 4 PC BATH W/JET SOAKER TUB, SECOND LAUNDRY ROOM (ROUGH-IN). FINISHED BASEMENT WITH WALK UP AND SEPARATE ENTRANCE FEATURES LARGE LAUNDRY WITH POT LIGHTS, SINK, FRONT LOAD W/D, 3 PC BATH, COLD ROOM; REC ROOM, BEDROOM COMBINED W/ OFFICE & WALK UP TO THE BACK YARD. THIS HOME IS LOCATED JUST NORTH FROM SUBWAY; VIBRANT BLOOR LIFE WITH MANY SHOPS, BOUTIQUES, COFFEE SHOPS AND RESTAURANTS. IT IS LOCATED 2 MIN FROM RUNNYMEDE PS, HUMBERSIDE CI, WESTERN TECH & URSULA FRANKLIN. SHORT STROLL TO MAJESTIC HIGH PARK

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437


**43 Old Mill Dr
Toronto Ontario M6S 4J8**

Toronto W02 Lambton Baby Point Toronto

Taxes: \$7,904/2024**For:** Sale**Sold: \$1,805,000****List: \$1,895,000****Sold Date:** 05/14/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 70

Detached

Fronting On: E**Rms:** 7 + 3**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 1

2-Storey

30 x 130 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor / South Kingsway**MLS#:** W12002914**PIN#:** 105240130**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Stucco/Plaster
Drive: Rt-Of-Way
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Golf, Hospital, Park, Public Transit, River/Stream, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.99	x 7.74	Closet	Wainscoting	Stained Glass
2	Living	Ground	20.51	x 12.99	Bow Window	Closed Fireplace	Hardwood Floor
3	Dining	Ground	12.99	x 10.66	Hardwood Floor	Breakfast Bar	O/Looks Backyard
4	Kitchen	Ground	12.76	x 8.01	Stainless Steel Appl	Renovated	Porcelain Floor
5	Office	Ground	10.66	x 8.01	Porcelain Floor	W/O To Yard	
6	Prim Bdrm	2nd	21.26	x 10.01	Combined W/Sitting	W/W Closet	Hardwood Floor
7	Br	2nd	11.15	x 10.01	Double Closet	Hardwood Floor	O/Looks Backyard
8	Br	2nd	10.99	x 10.5	O/Looks Backyard	Large Closet	Hardwood Floor
9	Rec	Bsmt	19.59	x 18.01	Gas Fireplace	Hardwood Floor	Large Closet
10	Exercise	Bsmt	10.01	x 8.23	Combined W/Rec	Open Concept	Hardwood Floor
11	Laundry	Bsmt	8.76	x 7.41	Moulded Sink	Tile Floor	
12	Br	Bsmt	9.25	x 8.99	Above Grade Window	Closet	Hardwood Floor

Client Remks: Elevated living in "Old Millside" this 30 X 130 foot lot proves that size and frontage matters. Meticulously maintained charm and character of yesteryear tastefully married with the convenience today's buyers demand. Enjoy the enclosed front porch as the sun sets. The foyer features warm, golden wainscoting. The gracious living room provides ample space for full-sized furniture. Enjoy dinner in the open dining room. Crisp white updated kitchen with breakfast bar. The mudroom/office overlooks the professionally landscaped backyard. Upstairs are three spacious bedrooms: the primary has a cornered wall of cabinets and comfortably fits a king size bed. The cherry on top is the professionally excavated and finished basement with 8-foot ceilings, natural gas fireplace, open concept gym, full laundry and an additional bedroom (2014). High efficiency natural gas boiler for consistently warm radiator heat, unlimited tankless hot water on-demand, and new ductless AC (2025). The wide right of way comfortably fits two SUVs at the rear (2022). Stroll to trendy Bloor West Village shops & restaurants, Jane Subway, Humber River trails, Old Mill tennis courts and fantastic schools. Catchment for coveted Baby Point Club membership. Easy access to downtown via South Kingsway, Lakeshore Boulevard and Gardiner Expressway. A home to grow Into!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000


476 Runnymede Rd
Toronto Ontario M6S 2Z3

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,745.18/2024**For:** Sale**Sold:** \$1,810,000**List:** \$1,549,999**Sold Date:** 02/05/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 6 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

20.5 x 100.1 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Annette & Runnymede**MLS#:** W11945942**PIN#:** 213780360

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.22	x 4.86	Crown Moulding	Pot Lights	
2	Dining	Main	10.56	x 10.5	Bay Window	Fireplace	Open Concept
3	Living	Main	10.33	x 15.58	Pot Lights	Open Concept	Crown Moulding
4	Kitchen	Main	11.42	x 9.88	Stainless Steel Appl	Quartz Counter	Backsplash
5	Prim Bdrm	2nd	9.32	x 13.81	Large Window	B/I Closet	Pot Lights
6	2nd Br	2nd	10.6	x 12.4	Large Window		
7	3rd Br	2nd	10.07	x 9.94	Large Window	Closet	
8	4th Br	Bsmt	8.53	x 10.01	Window	Closet	
9	Laundry	Bsmt	9.35	x 5.64	Window		

Client Remks: Stylishly Renovated Detached Home In Prime Bloor West. The Spacious Main Floor Is The Perfect Entertaining Space With Open Concept Living & Dining Room & Charming Bay Window. The Kitchen Features High-End Appliances & Walk-Out To Fenced & Very Private Backyard. Upstairs Featrures Three Large Bedrooms & Large Spa Like Bathroom. The Finished Basement Has A 4th Bedroom, Large Laundry Room & 3 Pc Bathroom. Fantastic Detached Garage! Easily Park Two Cars. Located In Highly Desirable Runnymede School District. Easy Access To Transit. This Home Is Truly Turn Key.

Extras: Open House Saturday & Sunday 2-4pm.**Listing Contracted With:** RE/MAX PROFESSIONALS INC.416-236-1241


20 THORNHILL Ave
Toronto Ontario M6S 4C4

Toronto W02 Lambton Baby Point Toronto

Taxes: \$7,474.77/2024**For:** Sale**Sold:** \$1,843,000**List:** \$1,980,000**Sold Date:** 03/17/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

Fronting On: W**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 130 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: JANE/ BABY POINT**MLS#:** W11988564**PIN#:** 105220139

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Stucco/Plaster
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 10.93	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	13.09	x 9.81	B/I Shelves	Pot Lights	Hardwood Floor
3	Family	Main	11.68	x 14.76	Walk-Out	O/Looks Backyard	Hardwood Floor
4	Kitchen	Main	16.44	x 8.56	Stainless Steel Appl	Modern Kitchen	Quartz Counter
5	Prim Bdrm	2nd	17.75	x 14.27	3 Pc Ensuite	O/Looks Backyard	W/I Closet
6	2nd Br	2nd	10.5	x 12.63	B/I Closet	O/Looks Frontyard	Hardwood Floor
7	3rd Br	2nd	6.92	x 7.61	B/I Closet	O/Looks Frontyard	Hardwood Floor
8	Bathroom	2nd	9.15	x 5.35	4 Pc Bath	Window	Porcelain Floor
9	Sunroom	Main	9.19	x 7.55	Large Window		
10	4th Br	Lower	8.73	x 12.53	Above Grade Window	Vinyl Floor	W/I Closet
11	Rec	Lower	12.96	x 16.31	Above Grade Window	Vinyl Floor	Pot Lights
12	Kitchen	Lower	8.23	x 15.81	Modern Kitchen	Quartz Counter	Double Sink
13	Bathroom	Lower	7.68	x 6.43	3 Pc Bath	Above Grade Window	Porcelain Floor

Client Remks: A Sleeping Beauty, after almost half a century, has awakened, fully transformed, and ready to shine in the momentum of the spring market. This gorgeous, bright, and classic detached home in the highly recognized Baby Point neighborhood has been lovingly maintained and thoughtfully updated from top to bottom. This home seamlessly blends timeless charm with a fully-functional wood-burning fireplace, while offering a modern lifestyle. With a 2-storey extension (1984), this home offers a generous layout, featuring 3+1spacious bedrooms and 2+1 full bathrooms, ideal for any family. The extra large primary suite boasts a walk-in closet and a private 3-piece ensuite. With a cozy reading area, the primary bedroom provides a peaceful retreat overlooking a huge backyard, through wall-to-wall and floor-to-ceiling windows. Recent updates include all new flooring (2023), new kitchens (2023) and bathrooms (2023), new windows (2021), a new furnace (2023), air conditioner (2023), and hot water tank (owned, 2023), along with a new chimney liner (2023), electrical upgrades & new breaker box (2020), and a roof that is only 8 years old. The basement has a separate entrance leading to a fully equipped in-law or nanny suite, complete with its kitchen and bathroom, offering flexibility for extended family or potential rental income. All above-grade windows, paired with pot lights throughout, maintain ample lighting. Sump pump and water-proofing (2015) for peace of mind. For added convenience, there is an electric rough-in for a washer and dryer in the main floor closet. The shaded backyard provides the perfect space for outdoor enjoyment and entertaining. Located just steps from parks, public transit, top-rated schools, charming shops, and vibrant restaurants and cafes, this home offers the best of city living in a family-friendly community. Rare opportunity to own a meticulously maintained home in one of Toronto's most prestigious neighborhoods. Don't miss your chance to make it yours!

Extras:**Listing Contracted With:** IPRO REALTY LTD.416-604-0006


131 Colbeck St
Toronto Ontario M6S 1V6

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,553.45/2024**For:** Sale**Sold:** \$1,875,000**List:** \$1,848,000**Sold Date:** 03/28/2025**% Dif:** 101**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

Fronting On: S**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 2

2-Storey

25.5 x 100 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Bloor St W & Windermere Ave**MLS#:** W12024414**PIN#:** 213810269

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.77	x 12.01	Gas Fireplace	Pot Lights	Window
2	Kitchen	Main	19.32	x 10.5	Breakfast Bar	Stainless Steel Appl	Combined W/Dining
3	Dining	Main	15.42	x 9.25	W/O To Deck	Pot Lights	Combined W/Kitchen
4	Prim Bdrm	2nd	15.85	x 9.15	Closet	Window	Hardwood Floor
5	2nd Br	2nd	12.99	x 9.15	Closet	Window	Hardwood Floor
6	3rd Br	2nd	12.5	x 10.33	B/I Closet	Window	Hardwood Floor
7	4th Br	2nd	10.01	x 7.25	Large Window	Broadloom	
8	Loft	3rd	24.67	x 10.5	Vaulted Ceiling	Pot Lights	Window
9	Family	Lower	18.77	x 15.16	Window	Pot Lights	Broadloom
10	Br	Lower	12.99	x 9.15	B/I Closet	Pot Lights	Window
11	Laundry	Lower	15.49	x 6	Pot Lights	Stainless Steel Sink	B/I Shelves
12	Mudroom	Main	10.01	x 8.01	Large Window	Vinyl Floor	

Client Remks: Opportunity to own an updated family home in the heart of Bloor West Village. This charming 4+2 bed, 3 bath detached brick home sits on a 25.5' x 100' lot, blending classic character with modern renovations for exceptional space and versatility. The front mudroom leads into a foyer with an original stained-glass window and coat closet. The living room features a fireplace, b/i shelving, and a large picture window overlooking the front yard. The open-concept dining room, complete with b/i cabinetry and a walkout to the backyard, flows seamlessly into the stylish kitchen. The kitchen boasts butcher block countertops, a 6-burner gas stove, convection oven, French door fridge, beverage fridge, and a large pantry. A convenient powder room completes the space. The 2nd floor offers four bedrooms, perfect for families, guests, or home offices. The primary bedroom features large windows and a closet, while the updated 4-piece bathroom includes a deep soaker tub, rain & handheld shower head, and built-in cabinetry for extra storage. The third-floor loft is a true hidden gem, offering a versatile retreat ideal as a bedroom, office, or creative space. The fully finished lower level, with a separate entrance, is designed for comfort and functionality. A family room with a built-in media wall, an additional bedroom, a three-piece bathroom, and a laundry room with a built-in counter and shelving make this space ideal for extended family or guests. Step outside to your private, fenced south-facing backyard, featuring a newly built shed, stone patio, and landscaped gardens - perfect for entertaining or relaxing. Located steps from Bloor Street's shops, cafes, and restaurants, with easy access to top-rated schools, parks, and the subway, this home is the perfect blend of charm, function, and prime location. *Property not currently set-up for parking, however, with some modifications parking a small car at rear would be possible. See Sched. B about Seller's representation of the loft.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853



478 Willard Ave
Toronto Ontario M6S 3R6

Sold: \$1,915,000
List: \$1,678,000

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$8,011.23/2024

For: Sale

% Dif: 114

Sold Date: 04/10/2025

SPIS: N

Last Status: SLD

DOM: 2

Detached

Fronting On: E

Rms: 6 + 3

Link: N

Acreage:

Bedrooms: 3

2-Storey

25.58 x 109.17 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: ANNETTE STREET AND WILLARD AVE

MLS#: W12069333

PIN#: 213790218

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Fireplace/Stove, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.12	x 16.73	Pot Lights	Electric Fireplace	B/I Shelves
2	Dining	Main	10.53	x 13.39	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	8.63	x 14.21	Breakfast Bar	Quartz Counter	Stainless Steel Appl
4	Kitchen	Main	8.63	x 14.21	Pot Lights	W/O To Patio	Hardwood Floor
5	Mudroom	Main	8.83	x 5.64	Tile Floor	B/I Shelves	W/O To Yard
6	Prim Bdrm	2nd	11.68	x 10.2	Pot Lights	W/I Closet	Electric Fireplace
7	2nd Br	2nd	9.45	x 11.19	Hardwood Floor	Closet	O/Looks Backyard
8	3rd Br	2nd	9.61	x 11.19	Double Closet	Hardwood Floor	O/Looks Backyard
9	Rec	Bsmt	18.31	x 13.94	Laminate	B/I Bookcase	Pot Lights
10	Den	Bsmt	9.84	x 8.37			
11	Laundry	Bsmt	9.71	x 11.06	Pot Lights	Laminate	

Client Remks: Urban living at its finest! This beautifully updated 3-bedroom, 2-bathroom home sits in the heart of Bloor West Village. The fully renovated main floor features an open-concept layout with a bright living room with hwd flrs, electric fireplace, pot lights, built-ins, and bay window. The sun-filled open dining room is combined w/stunning designer kitchen featuring Caesarstone counters & semi-island with breakfast bar, pot lights & stainless steel appliances, leading to the the mudroom w/custom built-ins & walk-out to a fully landscaped flagstone patio with fireplace, unique, modern inground spa pool and securely fenced private oasis & dbl car garage.perfect for summer entertaining. Upstairs, enjoy a spacious primary with a sizable custom walk-in closet and fireplace, plus two additional bright spacious bedrooms and an updated main bath. The finished basement contains laminate floors throughout featuring Rec/Family room combined w/built-in workstation & cabinets, den/office, laundry room, and 3-piece bath. Steps to Runnymede PS, Bloor Street West vibrant shops, boutiques and restaurants. Minutes to the subway station. A rare turnkey opportunity in a prime west-end location!

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245


28 Traymore Cres
Toronto Ontario M6S 4K5

Toronto W02 Lambton Baby Point Toronto

Taxes: \$8,869.59/2024**For:** Sale**% Dif:** 93**Sold Date:** 05/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 38

Detached

Fronting On: W**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

34.79 x 85 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

34.84ftx 97.29ft x 41.81ft
x 86.16ft**Dir/Cross St:** Bloor St. W. & Jane St.**MLS#:** W12067042**PIN#:** 105240064

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Fireplace/Stove, Park, Public Transit, River/Stream, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.77	x 12.93	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	12.66	x 12.2	Hardwood Floor	Wainscoting	Combined W/Living
3	Kitchen	Main	12.66	x 8.46	Renovated	Stainless Steel Appl	Combined W/Sunroom
4	Sunroom	Main	9.81	x 12.43	Sliding Doors	W/O To Deck	
5	Prim Bdrm	2nd	11.55	x 12.93	Hardwood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	11.52	x 10.37	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	12.66	x 10.43	Hardwood Floor	Closet	O/Looks Backyard
8	4th Br	2nd	10.04	x 7.81	Hardwood Floor	Closet	O/Looks Frontyard
9	Rec	Lower	21.78	x 15.12	Broadloom	Above Grade Window	
10	Office	Lower	9.55	x 10.96	Broadloom	Above Grade Window	
11	Laundry	Lower	11.94	x 10.2			

Client Remks: Welcome to 28 Traymore Crescent, nestled in the heart of Old Mill - Baby Point area, one of Toronto's most coveted west-end neighborhoods. This charming enclave blends heritage architecture, natural beauty, and a warm, community-focused atmosphere, all set against the scenic backdrop of the Humber River. What makes this location truly exceptional is its rare walkability and local connections. Step across the river into The Kingsway for upscale dining and boutique shopping, stroll north to the Baby Point loop and the exclusive Baby Point Club for tennis and family socials, or walk into Bloor West Village for everyday essentials, gourmet shopping, coffee shops, and restaurants. Nature lovers will appreciate the Humber River Trails just steps from the front door, offering a peaceful escape in every season. The street itself is known for its vibrant community spirit where neighbours host seasonal events, children play safely, and friendships last a lifetime. Despite its serene setting, Old Mill is exceptionally well connected, with Jane and Old Mill subway stations minutes away and quick access to major routes like Bloor Street West and the Gardiner Expressway. Set on a quiet, tree-lined crescent, this timeless 1929 home offers nearly 2,200 sq. ft. of elegantly updated living space. Classic features like crown molding, a wood-burning fireplace, and bay windows are paired with modern comforts, including a renovated kitchen with quartz counters and stainless steel appliances. A sun-filled den opens to a west-facing deck and private, pie-shaped backyard perfect for work, play, and entertaining. Upstairs are four bright bedrooms and a beautifully refreshed bathroom. The finished lower level adds nearly 900 sq. ft., including a spacious rec room, office nook, 3-piece bath, laundry, and flexible storage or workshop space. A long private drive for 4 cars completes this rare offering in one of Toronto's most picturesque and connected communities.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


19 Valleyview Gdns
Toronto Ontario M6S 2B5

Toronto W02 Lambton Baby Point Toronto

Taxes: \$9,034/2025**For:** Sale**Sold: \$1,950,000****List: \$1,975,000****% Dif:** 99**Sold Date:** 05/10/2025**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

Fronting On: S**Rms:** 9**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 1

2 1/2 Storey

25 x 125 Feet

Washrooms: 4**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt,

1x2xMain

Dir/Cross St: Baby Point Rd & Burmell Ave**MLS#:** W12111373**PIN#:** 105220178

Kitchens:	1	Exterior:	Brick Front	Zoning:	RD(f12;a370;d0.4)
Fam Rm:	Y	Drive:		Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.01	x 11.09	Hardwood Floor Fireplace
2	Kitchen	Main	12.01	x 11.09	Hardwood Floor Combined W/Dining
3	Dining	Main	12.01	x 11.09	Hardwood Floor Combined W/Kitchen
4	Rec	Lower	16.93	x 12.93	Hardwood Floor
5	Utility	Lower	12.07	x 6.59	Hardwood Floor
6	Prim Bdrm	2nd	12.66	x 9.51	Hardwood Floor Ensuite Bath
7	2nd Br	2nd	10.66	x 9.68	Hardwood Floor
8	3rd Br	2nd	10.66	x 9.68	Hardwood Floor
9	4th Br	3rd	20.93	x 11.25	Broadloom

Client Remks: Baby Point Luxury! Custom-renovated (to brick 2018) 2-Storey + 3rd level Loft on quietest street. Classic foursquare meets modern open-concept. Light-filled principal rooms, epicurean kitchen (quartz, hi-end Euro SS), master suites w/ensuite, finished basement, beautiful backyard. Lots of indoor and outdoor space plus just a short trip to Bloor West with shops, restaurants, and more!

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995


**38 Weatherell St
Toronto Ontario M6S 1S9**

Toronto W02 Lambton Baby Point Toronto

Taxes: \$6,473.36/2024**For:** Sale**Sold:** \$2,000,000**List:** \$2,099,000**Sold Date:** 04/15/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 27

Detached

Fronting On: N**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

24.17 x 88.5 Feet

Washrooms: 4**Irreg:**

1x2xMain, 1x3x2nd, 1x4x2nd,

And Being Irregularly

1x4xLower

Shaped

Dir/Cross St: Bloor & Jane**MLS#:** W12029954**PIN#:** 105230228

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.42	x 12.99	Combined W/Dining	W/O To Yard	Stainless Steel Appl
2	Dining	Main	10.76	x 11.25	Combined W/Kitchen	Built-In Speakers	Bay Window
3	Living	Main	20.18	x 11.68	Gas Fireplace	B/I Shelves	Built-In Speakers
4	Office	Main	14.01	x 6.17	Glass Doors	Window	Hardwood Floor
5	Prim Bdrm	2nd	18.67	x 12.01	3 Pc Ensuite	Built-In Speakers	Pot Lights
6	2nd Br	2nd	10.01	x 10.66	Double Closet	Window	Hardwood Floor
7	3rd Br	2nd	8.23	x 13.09	W/W Closet	B/I Desk	Combined W/Laundry
8	4th Br	3rd	16.01	x 12.07	Open Concept	Window	Hardwood Floor
9	Exercise	3rd	16.01	x 11.42	Combined W/Br	Open Concept	Window
10	Kitchen	Lower	6.99	x 16.01	Window	Pot Lights	Laminate
11	Rec	Lower	10.01	x 10.66	Window	Pot Lights	Broadloom
12	5th Br	Lower	10.99	x 10.33	Window	Broadloom	
13	Laundry	Lower	7.68	x 5.51	B/I Shelves	Window	Tile Floor

Client Remks: Nestled in the heart of highly sought-after Bloor West Village, this exceptional 4+1-bedroom, 4-bathroom home seamlessly blends style, sophistication, and functionality. With no detail overlooked on this incredible transformation, this extremely high-quality renovation is designed for the most discerning buyer. The main floor showcases a bright and airy center hall layout, featuring an open-concept high end navy kitchen with quartz countertops, stainless steel appliances, and light hardwood floors, combined with a dining area with a custom built-in banquet. The inviting living room features a gas fireplace with a dramatic stone surround, complemented by elegant, expertly-crafted custom built-in cabinetry. A sun-drenched office space with beautiful leaded windows and a rare main-floor powder room with stunning finishes complete this level. Upstairs, the second floor boasts a lovely primary suite with a beautifully crafted ensuite bathroom, alongside a spacious second bedroom. The third bedroom has been transformed into a spectacular walk-in closet but can easily be converted back into a fourth bedroom. A high quality, stunning main bath completes this level. The versatile third level offers endless possibilities - whether as a bedroom, gym, recreation room, or a combination. The finished basement, with its own separate entrance, features a cozy rec room, an additional bedroom, and a full kitchen - an ideal setup for an income suite or multi-generational living. Outside, enjoy a landscaped yard and a full one-car garage. Just steps from boutique shopping, top-rated restaurants, and effortless public transportation, this uniquely high end home is the perfect blend of elegance, convenience, and charm. Don't miss your chance to call Bloor West Village home - this rare opportunity won't last!

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


390 Beresford Ave
Toronto Ontario M6S 3B5

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,624.98/2024**For:** Sale**Sold:** \$2,100,000**List:** \$1,699,000**Sold Date:** 04/29/2025**% Dif:** 124**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

Fronting On: W**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 159.5 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Runnymede & Bloor**MLS#:** W12111194**PIN#:** 213770147

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x 7.55	Hardwood Floor		
2	Dining	Main	15.75	x 10.17	Hardwood Floor	Electric Fireplace	Crown Moulding
3	Living	Main	13.12	x 3.28	Hardwood Floor	Crown Moulding	O/Looks Backyard
4	Kitchen	Main	12.8	x 7.87	Tile Floor	Stone Counter	O/Looks Backyard
5	Mudroom	Main	6.92	x 5.97	W/O To Deck		
6	Br	2nd	13.78	x 8.53	Hardwood Floor	Closet	O/Looks Backyard
7	2nd Br	2nd	10.5	x 8.86	Hardwood Floor	W/I Closet	O/Looks Backyard
8	3rd Br	2nd	15.42	x 8.53	Hardwood Floor	Closet	O/Looks Garden
9	4th Br	2nd	12.14	x 9.19	Hardwood Floor	O/Looks Garden	
10	Kitchen	Lower	9.51	x 7.55	Above Grade Window	Tile Floor	Stainless Steel Appl
11	Rec	Lower	16.4	x 14.11	Laminate	Pot Lights	
12	Br	Lower	10.83	x 8.86	Above Grade Window	Pot Lights	Closet

Client Remks: The ultimate Bloor West home! Meticulously maintained and renovated top to bottom, this stunning detached 4+1 bedroom/3 bath home sits on a generous 25' x 159.5' lot on family friendly Beresford Avenue, just steps to Beresford Park, Runnymede PS and the shops and restaurants in Bloor West Village. Enter into the inviting foyer which ushers you into the dining room featuring crown mouldings and a stylishly modern fireplace. Two convenient & discreet closets flank the archway leading to the living room, which could also serve as the dining room, depending on your lifestyle. This room overlooks the gorgeous deep yard & large entertaining deck. The galley kitchen features an excellent layout with the added bonus of additional storage & main floor laundry. A powder room is tucked away off the front foyer. Rare for Bloor West, the second floor houses 4 good sized bedrooms with ample storage space and a gorgeous 4-piece bath. A staircase leading to an unfinished 3rd floor loft space provides amazing potential to add a family room or luxury primary retreat. The finished lower level is also accessible from an entrance off the driveway and features a kitchen, recreation room, bedroom and renovated 3-piece bath. Perfect for income, a family suite or extra hangout space! A mutual drive leads to the detached garage and gorgeous deep yard while the handsome facade adds to the curb appeal of the home as does the front stone work and landscaping which also provides legal front pad parking.

Extras:**Listing Contracted With:** SUTTON GROUP OLD MILL REALTY INC. 416-234-2424



326 Durie St
Toronto Ontario M6S 3G3

Sold: \$2,100,000
List: \$1,799,000

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$8,369/2024

For: Sale

% Dif: 117

Sold Date: 04/29/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: W

Rms: 12 + 3

Link: N

Acreage:

Bedrooms: 5

3-Storey

27.58 x 150 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Bloor Street W/ Windermere

MLS#: W12099499

PIN#: 213760025

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	N	Drive:	Rt-Of-Way	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.2	x 9.84	Hardwood Floor	B/I Closet	Crown Moulding
2	Living	Main	14.17	x 12.6	Pocket Doors	French Doors	Fireplace
3	Dining	Main	20.67	x 15.32	Hardwood Floor	Pot Lights	Crown Moulding
4	Kitchen	Main	10.01	x 8.83	Breakfast Bar	Stainless Steel Appl	Ceramic Sink
5	Prim Bdrm	2nd	14.99	x 10.01	Double Closet	Hardwood Floor	Crown Moulding
6	2nd Br	2nd	12.01	x 10.99	Double Closet	Hardwood Floor	Window
7	3rd Br	2nd	12.17	x 10.01	Bay Window	B/I Closet	Hardwood Floor
8	Office	2nd	10.43	x 10.01	Hardwood Floor	Large Window	O/Looks Backyard
9	4th Br	3rd	12.17	x 12.01	Closet	Hardwood Floor	Window
10	5th Br	3rd	12.34	x 12.01	Closet	Hardwood Floor	Window
11	Rec	Lower	18.57	x 13.75	Above Grade Window	Broadloom	Pot Lights
12	Laundry	Lower	14.34	x 10.24	Laundry Sink	Above Grade Window	

Client Remks: You Can't Beat This Premium Bloor West Block / Location, Extra Wide 27.5 x 150 Foot West Facing Private Lot and Gorgeous Unusually Large 2 and Half Story House. This Home Has been Renovated and Restored, Retaining Its Over Century Old Character. With Its Architectural Exterior and Interior Detail, Including Fabulous High Ceilings, Perfectly Restored Wood Trims, French Doors , Pocket Doors, Leaded Glass, Stained Glass, Beamed Ceilings. It Features a Renovated Custom Chefs Kitchen, Top Of the Line Appliances, Pot Lighting and a Walk out to a Large Deck and Lovely Park Like Back Gardens. The Upper Floors Have 5 Bedrooms Plus an Office, Full of Windows and Light and Overlooks the Back Gardens. So Full of Patina and Charm, Rarely Does One Find This Kind of Home and Combination on one of the Best Blocks in Bloor West Village. Steps to Subway, Schools, Parks and all Amenities.

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241


72 Riverview Gdns W
Toronto Ontario M6S 4E5

Toronto W02 Lambton Baby Point Toronto

Taxes: \$7,702.12/2023**For:** Sale**Sold:** \$2,150,000**List:** \$2,300,000**Sold Date:** 01/29/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 58

Detached

Fronting On: W**Rms:** 8 + 4**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 1

2-Storey

30 x 125 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor & Jane**MLS#:** W11822288**PIN#:** 105240170**Assignment:** N

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	RD (f12;a370;d0.4)
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	Y Hydro: Y
Basement:	Apartment	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000		Central Vacuum, Fenced Yard,	Farm/Agr:	
Assessment:	POTL: N		Fireplace/Stove, Level, Park, Place Of	Oth Struct:	
POTL Mo Fee:			Worship, School	Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.08	x 14.44	Fireplace	Vinyl Floor	Open Concept
2	Dining	Ground	13.78	x 11.15	Centre Island	Vinyl Floor	Open Concept
3	Kitchen	Ground	13.45	x 8.86	B/I Appliances	Centre Island	
4	Br	2nd	14.76	x 13.45	Window	Closet	Vinyl Floor
5	2nd Br	2nd	13.45	x 10.5	Window	Closet	
6	3rd Br	2nd	10.83	x 8.86	W/O To Balcony	Window	
7	Living	Bsmt	12.8	x 11.81	Laminate		
8	Br	Bsmt	9.51	x 8.2	Laminate		
9	Kitchen	Bsmt	10.17	x 8.53	Quartz Counter		

Client Remks: Nestled in the prestigious Lambton Baby Point neighborhood, this newly renovated home is a true masterpiece, blending timeless charm with modern luxury. This home truly offers luxury, location and lifestyle. Every detail has been meticulously crafted, from the expansive open-concept living spaces to the chef-inspired kitchen and spa-like bathrooms. The luxurious primary suite offers a private retreat, while the beautifully landscaped backyard is perfect for outdoor entertaining. This one-of-a-kind home is a rare opportunity in one of Toronto's most sought-after areas. Enjoy the tranquility of tree-lined streets, yet be moments away from top schools, parks, and vibrant local dining. With impeccable craftsmanship and an unbeatable location, this home offers a lifestyle of elegance, comfort, and convenience. You worked hard for it. You deserve the best. You deserve 72 Riverview Gardens. Book your private showing today and discover why this is truly a home like no other.

Extras: Need more living space? You have a fully equipped in-law suite for extended living and it doubles as a great place for guests and visitors. Need some outdoor space? This home's backyard is an urban retreat designed for your enjoyment.

Listing Contracted With: RE/MAX WEST REALTY INC.416-745-2300


89 Riverview Gdns
Toronto Ontario M6S 4E7

Toronto W02 Lambton Baby Point Toronto

Taxes: \$8,920/2024**For:** Sale**Sold:** \$2,170,000**List:** \$2,275,000**% Dif:** 95**Sold Date:** 04/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 37

Detached

Fronting On: W**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

30 x 95 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Old Mill Dr and Bloor St W**MLS#:** W12011964**PIN#:** 105230161

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro: Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone: Municipal
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Cul De Sac, Family Room, Fenced Yard,	Retirement:	
Apx Sqft:	1100-1500		Fireplace/Stove, Park, Public Transit,	Farm/Agr:	
Assessment:	POTL:		Ravine, School	Oth Struct:	Drive Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	0	0	
2	Living	Ground	19.88	x 18.04	
3	Dining	Ground	8.53	x 12.47	
4	Kitchen	Ground	12.47	x 11.02	
5	Mudroom	Ground	8.27	x 5.91	
6	Prim Bdrm	2nd	18.01	x 9.97	
7	2nd Br	2nd	12.96	x 9.94	
8	3rd Br	2nd	12.96	x 9.84	
9	Office	2nd	11.78	x 8.27	
10	Family	Bsmt	20.41	x 18.27	
11	4th Br	Bsmt	12.14	x 7.81	
12	Laundry	Bsmt	12.57	x 5.58	

Client Remks: Gorgeous fully renovated home located in the amazing Old Mill area on a private Cul de Sac street. Steps to subway, Humber River, amazing parks and schools. Open concept main floor combining Living/Dining/Kitchen. Top quality maple hardwood flooring, pot lights throughout, and a gorgeous bay window overlooking a ravine. Custom built and custom designed kitchen includes s/s appliances, quartz countertops, and centre island with extra built in storage below, with large breakfast bar. Enjoy a new multi-tiered Sundeck backyard in this private paradise setting. Private drive into a restructured Garage. 3 spacious bedrooms with a bonus room to fit your needs (gym, office, spa) overlooking the backyard. Quality renovated basement that includes a separate entrance, bedroom, full bathroom and large laundry. Upgraded features throughout including structural improvements, new insulation, new mechanical and electrical systems. This property includes many features that others in this area do not, do not miss out. Steps To Bloor West Shopping, Restaurants & Subway. Enjoy Humber River & E. Brule Park, The Old Mill Spa & Restaurant. House renovated In 2021-2023. Building Inspection available upon request.

Extras:**Listing Contracted With:** CITYSCAPE REAL ESTATE LTD. 905-241-2222


881 Windermere Ave
Toronto Ontario M6S 3M8

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,889.63/2025**For:** Sale**Sold:** \$2,190,000**List:** \$1,999,000**Sold Date:** 03/05/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: E**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

31 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Windermere and St Johns**MLS#:** W11987182**PIN#:** 105190300**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Stucco/Plaster
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.28	x 15.26	Hardwood Floor	Bay Window	Pot Lights
2	Dining	Main	20.28	x 9.91	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	17.29	x 9.91	Modern Kitchen	O/Looks Garden	Renovated
4	Prim Bdrm	2nd	14.93	x 13.68	3 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	2nd	12.93	x 9.51	Hardwood Floor	Large Closet	Skylight
6	3rd Br	2nd	14.76	x 10.7	Hardwood Floor	Bay Window	Closet
7	Family	Bsmt	20.28	x 11.42			
8	Br	Bsmt	20.28	x 24.21	3 Pc Bath	Vinyl Floor	B/I Closet

Client Remks: This is it - the family home you've been searching for. Fully renovated, extra-wide stunner, offering space, style & all the right vibes for a growing family. Sitting on an extra-wide 31-foot lot w/ a private driveway, this home has been fully renovated to deliver the perfect blend of modern luxuries, timeless charm & easy living for years to come. From the moment you step inside, the high 9-foot ceilings, oversized brand-new windows & warm hardwood floors make a lasting first impression. Natural light pours into the main floor, thanks to oversized windows & all glass French doors that lead to the backyard w/ hot-tub! Dreamy family size kitchen is a cooks dream, a newly renovated masterpiece checks every box. w/ endless counter space, oversized island, & an impressive layout, its both stylish & practical. Head upstairs to discover a bright and spacious second floor with 9-foot ceilings and oversized windows. The oversized primary suite is something truly special large enough for a king-size bed, big nightstands, extra storage, with a walk-in closet to keep everything organized. The newly renovated ensuite bath feels like an elegant spa, w/ modern and timeless finishes, don't forget the walk out to the Deck straight from the bedroom. Walk down the hall you'll find two more generously sized bedrooms, each bright & airy, with ample closet space + a dreamy and ultra stylish renovated family bathroom. The fully finished basement is a true bonus, offering the kind of extra space every family needs. Whether its a cozy movie lounge, a kids playroom, a home gym, or a private guest suite, w/ its own full bathroom & plenty storage it's ready to be whatever your family needs. his lower level also makes an ideal home office, tucked away from the hustle of the main floor. *** AMAZING LOCATION *** short walk to BWV & Junction shopping strip, Get downtown via subway in 40-min, King George Jr. PS - 9/10 Fraser Score.

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



53 Baby Point Rd
Toronto Ontario M6S 2G4
 Toronto W02 Lambton Baby Point Toronto
Taxes: \$8,039.85/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/17/2025
SPIS: N **Last Status:** SLD **DOM:** 23
 Detached **Fronting On:** S **Rms:** 10 + 3
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 40 x 140 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x4x2nd
 See Geowarehouse
Dir/Cross St: Baby Point Rd & Humbercrest Blvd

MLS#: W12101992**PIN#:** 105260478

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	9.25	x 6.59	Large Window	Tile Floor	Stained Glass
2	Foyer	Main	13.25	x 10.01	Hardwood Floor	Closet	
3	Living	Main	17.32	x 13.85	Large Window	Fireplace	Hardwood Floor
4	Dining	Main	13.85	x 13.25	Coffered Ceiling	Large Window	Stained Glass
5	Kitchen	Main	13.68	x 9.32	Bay Window	Stone Counter	Side Door
6	Family	Main	11.42	x 10.99	Bay Window	Pocket Doors	W/O To Yard
7	Prim Bdrm	2nd	14.01	x 13.42	W/I Closet	Double Closet	Large Window
8	2nd Br	2nd	13.85	x 10.5	Large Window	Large Closet	Hardwood Floor
9	3rd Br	2nd	10.33	x 9.74	Large Window	Hardwood Floor	
10	4th Br	2nd	9.15	x 6.27	Window	Hardwood Floor	Leaded Glass
11	Rec	Lower	20.51	x 12.5	Window	Broadloom	
12	Utility	Lower	16.34	x 14.01	Window	Combined W/Laundry	

Client Remks: Offered for the first time in 47 years, this cherished family residence is set within the prestigious enclave of Baby Point - west of the roundabout - where tranquility, heritage, and community converge. Positioned on a generous southwest ~40' x 140' pool-sized lot, this well-maintained home showcases timeless charm with its original wood trim, arched living room window, stained glass accents, and splendid curb appeal. A thoughtful rear addition provides a spacious family room and convenient powder room, while the extra-wide mutual driveway leads to a detached garage with total parking for two vehicles. With approximately 1,965 sq. ft. above grade and a total of four bedrooms, this rare offering presents exceptional building potential for those looking to create their forever home in one of Toronto's most exclusive neighbourhoods. Residents of Baby Point enjoy privileged access to the historic Baby Point Club - established in 1923 - featuring tennis courts, lawn bowling, and a character-rich clubhouse that fosters a true sense of community. Perfectly situated near the Humber River parklands and steps to the shops, restaurants and cafes of Baby Point Gates, with easy access to the subway, Bloor West Village, Summerhill Market and Loblaws. Steeped in history and defined by its quiet elegance, Baby Point remains one of the city's most coveted addresses.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853


115 Humbercrest Blvd
Toronto Ontario M6S 4L4

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$8,497.63/2024**For:** Sale**Sold:** \$2,302,100**List:** \$1,999,999**Sold Date:** 02/05/2025**% Dif:** 115**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

25 x 140 Feet

Washrooms: 4**Irreg:**

2x4x2nd, 1x4xLower, 1x2xMain

Lot size as per MPAC

Dir/Cross St: Humbercrest/St Marks/Baby Point**MLS#:** W11945693**PIN#:** 105210048

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Level, Park, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.34	x 11.52	Hardwood Floor	2 Way Fireplace	Bay Window
2	Family	Main	12.99	x 12.4	Hardwood Floor	2 Way Fireplace	2 Pc Bath
3	Kitchen	Main	16.01	x 12.99	Heated Floor	Centre Island	Quartz Counter
4	Dining	Main	14.99	x 14.67	Heated Floor	W/O To Deck	Pocket Doors
5	Prim Bdrm	2nd	18.77	x 14.67	Hardwood Floor	4 Pc Ensuite	W/W Closet
6	Br	2nd	16.01	x 11.75	Hardwood Floor	B/I Closet	
7	Br	2nd	14.6	x 8.66	Hardwood Floor		
8	Laundry	2nd	6	x 2.99			
9	Br	3rd	16.77	x 16.01	Hardwood Floor	Skylight	
10	Rec	Lower	14.76	x 12.01	Pot Lights	Hardwood Floor	
11	Br	Lower	13.42	x 13.42	Hardwood Floor	Sliding Doors	Window
12	Exercise	Lower	14.76	x 8.01	Pot Lights	B/I Shelves	

Client Remks: Simply sensational and not to be missed - look no further! Exquisitely renovated and architecturally reimaged with modern living in mind. Discover a perfect blend of style, comfort, and functionality in this beautifully presented and perfectly located 2-storey 4+1 bedroom family home in the Baby Point Community. This home offers spacious interiors and luxurious finishes throughout...approximately 2700 square feet of above grade living space. The main floor features a bright family room, a convenient powder room, and a chef's kitchen complete with upscale appliances, maple countertops, and a stunning quartz island. Heated floors in the kitchen and dining room ensure year-round comfort, while the dining room seamlessly opens with a fully retractable wall of doors to a deck and backyard - ideal for entertaining. Built-in storage solutions and engineered white oak flooring create a warm and inviting living space, complemented by a double-sided gas fireplace between the living and family rooms. The upper levels are equally impressive, boasting a dreamy and spacious primary retreat with an ensuite 4 piece bath, a second-floor laundry for added convenience, and a versatile third-floor bedroom/office with abundant storage. The lower level features engineered hardwood flooring, a home gym/exercise room, recreation room, 4 piece bath and a spacious bedroom - perfect for a nanny/in-law suite! With parking for two cars and a brilliant location just steps from top-rated schools, shopping, transit, and the scenic Humber River trails and bicycle paths, this home truly has it all. Dont miss the chance to make this exceptional property your forever home!

Extras: Public Open House Saturday February 1st and Sunday February 2nd, 1:00 - 4:00 p.m.**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871

**73 Riverview Gdns****Toronto Ontario M6S 4E6**

Toronto W02 Lambton Baby Point Toronto

Taxes: \$9,220.08/2024**For:** Sale**% Dif:** 97**Sold Date:** 04/24/2025**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: E**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

30.04 x 169.25 Feet

Washrooms: 2**Irreg:**

rear 35.05. irregular

1x4x2nd, 1x3xLower

Dir/Cross St: Jane St & Bloor St W**MLS#:** W12073113**PIN#:** 105240177

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 12.01	Bay Window	Crown Moulding	Pot Lights
2	Kitchen	Main	18.34	x 8.01	Breakfast Bar	Quartz Counter	W/O To Patio
3	Dining	Main	12.24	x 12.24	Wainscoting	French Doors	Large Window
4	Family	Main	12.17	x 8.01	Casement Windows	W/O To Garden	O/Looks Ravine
5	Prim Bdrm	2nd	23.16	x 12.01	W/O To Balcony	Double Closet	Hardwood Floor
6	2nd Br	2nd	19.49	x 10.17	Large Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	11.68	x 10.01	W/O To Balcony	Closet	Hardwood Floor
8	Rec	Lower	19.65	x 9.15	Window	Large Closet	Pot Lights
9	Br	Lower	9.84	x 7.74	Window	Broadloom	Pot Lights
10	Laundry	Lower	9.51	x 8.99	Laundry Sink	Window	Tile Floor

Client Remks: A sensational and spacious 3+1 bedroom residence with private drive in the coveted Old Mill enclave! Spanning 2,640 sq ft over three levels and set on an outstanding deep 169.25 foot ravine lot, this beautiful family home tastefully blends timeless original details with modern interiors and desirable updates. The main level features an oversized living room with bay window, leaded glass feature windows flanking the fireplace, French doors; adjoining airy dining room with wainscoting & double windows; show-stopping entertainers custom kitchen with premium appliances, abundant quartz countertops, peninsula & walk-out to patio & back garden; bright & inviting main floor family room with backyard views. Second floor offers three bedrooms with closets including a generous primary bedroom (formerly 2 tandem bedrooms) with walkout to balcony, windows on three sides & peaceful ravine views; second oversized bedroom w/space for a king bed, two closets and seating area; third sizeable bedroom w/walkout to balcony, garden views & closet; stylish four-piece family bath fully renovated in 2024; and hallway linen closet. The lower level w/separate entrance features a recreation room w/new broadloom & two windows; a bedroom/office w/built-ins, French door & window; laundry area; three-piece bath; craft area perfect for a kitchenette; and storage room w/double closets & office area. Tremendous curb appeal w/impressive landscaping, covered porch, landscape lighting, irrigation & new Armour stone retaining wall, stone steps & entry. Delightful & deep back garden w/ravine affords full privacy in a Muskoka-like setting - an enchanting retreat in the heart of the city! Located on a lovely garden-filled street, steps to the Humber River walking & cycling trails, Old Mill Tennis Club, Bloor West Village shops, cafes & restaurants & the subway. Top local schools include St. Pius X Catholic School & Humbercrest Public School w/French Immersion. Completely move-in ready & waiting for you!

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853


369 Armadale Ave
Toronto Ontario M6S 3X7

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$10,185.70/2024**For:** Sale**Sold:** \$2,320,000**List:** \$2,399,000**Sold Date:** 02/15/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

Fronting On: E**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

28.92 x 109.17 Feet

Washrooms: 4**Irreg:**1x5x2nd, 1x4x2nd, 1x4xLower,
1x2xMain**Dir/Cross St:** Jane/Bloor**MLS#:** W11967743**PIN#:** 213800107

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Other
Gar/Gar Spcs: Detached / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove


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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Breakfast	Main	5.81	x 9.45	
2	Living	Main	17.49	x 16.7	
3	Dining	Main	14.27	x 17.19	
4	Kitchen	Main	8.27	x 15.75	
5	Prim Bdrm	2nd	17.52	x 14.27	
6	2nd Br	2nd	9.28	x 12.14	
7	3rd Br	2nd	9.58	x 12.14	
8	Br	Lower	8.37	x 12.7	
9	Family	Lower	11.94	x 10.56	
10	Kitchen	Lower	6.04	x 18.73	
11	Living	Lower	9.74	x 18.73	

Client Remks: Welcome home! This back to the bricks fully renovated, 2 storey detached home with PRIVATE PARKING is truly spectacular! The main floor boasts not one but two front hall closets, a formal dining rm with gas fireplace. A main floor powder room. The kitchen is a chefs dream with an oversized island with a beautiful granite countertop, top of the line appliances, built in cabinetry providing ample storage. Cozy up in front of the gas fireplace in the spacious, main floor living room. Upstairs you will find 3 generously sized bedrooms and a beautifully renovated 4 piece bathroom. The primary suite will wow you with a walk in wardrobe and an ensuite featuring an extra large soaker tub, double shower and double vanity! The lower level provides income earning potential with a well appointed one bedroom suite with separate entrance. This home is within walking distance of all the amenities Bloor West Village has to offer, including trendy shops, cafes, top-rated schools, and Ttc. It truly checks all the boxes! Sunday Open House Cancelled

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300



108 Evans Ave
Toronto Ontario M6S 3V8
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$8,590.62/2024 **For:** Sale
Sold Date: 04/03/2025
SPIS: N **Last Status:** SLD **DOM:** 2

Sold: \$2,351,000
List: \$2,099,999

% Dif: 112

Detached
Link: N
2-Storey

Fronting On: W
Acreage:
25.52 x 114.27 Feet
Irreg:

Rms: 6
Bedrooms: 3 + 1
Washrooms: 4
1x4x2nd, 1x3x2nd, 1x3xBsmt,
1x2xMain

Dir/Cross St: Jane St And Ardagh St

MLS#: W12053832

PIN#: 213790132

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.33	x 6.5	Tile Floor	Closet	
2	Living	Main	18.96	x 18.44	Hardwood Floor	Fireplace	2 Pc Bath
3	Dining	Main	9.51	x 9.02	Hardwood Floor	Walk Through	W/O To Deck
4	Kitchen	Main	18.14	x 9.42	Hardwood Floor	Stone Counter	W/O To Deck
5	Prim Bdrm	2nd	14.99	x 8.69	Hardwood Floor	4 Pc Ensuite	B/I Desk
6	Br	2nd	13.35	x 8.63	Hardwood Floor	B/I Closet	
7	Br	2nd	11.45	x 9.42	Hardwood Floor	B/I Closet	
8	Rec	Lower	14.07	x 18.47	Concrete Floor		
9	Laundry	Lower	8.76	x 5.91	Concrete Floor		
10	Office	Lower	8.76	x 6.1			

Client Remks: This fully renovated 3-bedroom, 4-bathroom home offers the perfect blend of modern luxury and timeless elegance nestled in one of Toronto's most sought-after family-friendly neighbourhoods. Meticulously renovated from top to bottom, this home has been thoughtfully reimagined with high-end finishes and outstanding craftsmanship throughout. The main floor was expanded and redesigned to include a chefs kitchen complete with an oversized waterfall island, custom millwork, state of the art appliances and a pantry. The front entrance was extended to provide ample storage with custom millwork closets and features in-floor heating, a new window and door, and a new porch with glass railing. A highly sought after main floor powder room, white oak floors with lots of natural light make this main floor a joy to spend time with friends and family. The second floor boasts three generous bedrooms with plenty of closet space; a rare find in Bloor West Village! The primary bedroom has an ensuite bathroom with in-floor heating, a large shower and double vanity. A built-in desk area can be used for a home office space. The recently renovated lower level includes a three-piece bathroom, a separate laundry room, a large main family room, a new tankless water heater, upgraded electrical and HVAC, and gorgeous new finishes throughout. With a separate entrance, its perfect for a nanny suite or guest area. The backyard is completely maintenance-free with artificial turf and new plantings (2024). The front yard includes new landscaping and the existing parking park was professionally hardscaped for enhanced curb appeal. Truly move-in ready, this home offers stylish, open-concept living with generous storage, thoughtful upgrades, and incredible attention to detail. Walk to shops, restaurants, parks, top-rated schools, and transit in both Bloor West Village and the Junction - two of Toronto's most beloved communities.

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172


62 Humber Tr
Toronto Ontario M6S 4C1

Toronto W02 Lambton Baby Point Toronto

Taxes: \$8,933.96/2024**For:** Sale**Sold:** \$2,400,000**List:** \$2,098,000**Sold Date:** 05/07/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: W**Rms:** 6 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

32 x 95 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Jane St & Bloor St W**MLS#:** W12128664**PIN#:** 105230096

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Other
Central Vac: Y
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Central Vacuum, Family Room,
 Fireplace/Stove

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 13.42	Combined W/Dining	Fireplace	Built-In Speakers
2	Kitchen	Main	13.68	x 13.32	Centre Island	Stainless Steel Appl	W/O To Deck
3	Family	Main	16.01	x 8.33	Gas Fireplace	Pot Lights	Built-In Speakers
4	Prim Bdrm	2nd	14.99	x 13.48	W/I Closet	Cathedral Ceiling	Closet
5	2nd Br	2nd	15.58	x 14.24	Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	11.68	x 11.58	Closet	Large Window	Hardwood Floor
7	Rec	Lower	18.01	x 17.59	Gas Fireplace	Pot Lights	Heated Floor
8	Br	Lower	10.17	x 8.43	Double Closet	Closet	Heated Floor
9	Office	Lower	10.33	x 5.58	B/I Desk	Pot Lights	Pocket Doors
10	Laundry	Lower	10.99	x 8.99	Laundry Sink	Large Closet	Glass Block Window

Client Remks: Beautifully renovated 3+1 bedroom, 3-bath Craftsman-style home offering 2,965 sq ft of meticulously designed living space across three levels. Located on a serene, family-friendly street known for its annual street parties, this residence combines timeless charm with thoughtful modern upgrades throughout. Gorgeous curb appeal & a welcoming front porch set the stage for this warm, character-filled home. Inside, a spacious foyer leads to the inviting dining room with a wood-burning fireplace. The sensational chefs kitchen features high-end appliances, a large island & ample storage with custom built-ins. The adjoining family room offers a gas fireplace & a walk-out to a west-facing deck & landscaped backyard. Other main floor highlights include a powder room, beamed ceilings, wood floors, pot lighting & built-in speakers. The professionally landscaped backyard oasis complete with a tranquil water fountain, vibrant perennials & watering system offers the perfect retreat for outdoor living & entertaining. Upstairs, the primary bedroom boasts soaring vaulted ceilings, exposed beams & large windows that bathe the room in natural light. A generously sized double closet provides ample storage. Two additional spacious bedrooms have hardwood floors & generous closet space. The newly renovated second floor bathroom completes this level. The fully finished lower level offers a separate side entrance, high ceilings & radiant in-floor heating. A built-in office nook & a cozy recreation room with a gas fireplace create versatile living space. Additional features include a spacious bedroom, an updated 3-piece bathroom & a separate laundry room with ample counter space, a sink & plenty of storage. Further highlights include a wide mutual drive & a detached garage. Superbly located just steps from Bloor West Village, the subway, parks & Baby Point Gates. Desirable school catchment & recreational opportunities are abundant, with access to the Humber River parklands & trails.

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853


509 Riverside Dr
Toronto Ontario M6S 4B7

Toronto W02 Lambton Baby Point Toronto

Taxes: \$10,700.73/2024**For:** Sale**% Dif:** 97**Sold Date:** 06/10/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: S**Rms:** 7**Link:** N**Acreage:****Bedrooms:** 3

2 1/2 Storey

45.58 x 104.58 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor St W / Riverside Dr**MLS#:** W12188223**PIN#:** 105240109

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	2000-2500		Family Room, Fireplace/Stove, Park, Part	Farm/Agr:	
Assessment:	POTL:		Cleared, Public Transit, River/Stream,	Oth Struct:	
POTL Mo Fee:			School	Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.07	x 5.38	Mirrored Closet	Wainscoting	
2	Living	Main	18.8	x 15.91	French Doors	Bay Window	Fireplace
3	Dining	Main	12.04	x 11.91	Wainscoting	Stained Glass	W/O To Deck
4	Kitchen	Main	19.06	x 15.78	Stainless Steel Appl	Centre Island	W/O To Deck
5	Prim Bdrm	2nd	15.12	x 10.7	Double Closet	Closet Organizers	Hardwood Floor
6	2nd Br	2nd	12.5	x 9.06	Cedar Closet	Hardwood Floor	O/Looks Garden
7	3rd Br	2nd	12.96	x 12.96	Closet	O/Looks Garden	
8	Family	3rd	27.89	x 23.98	Hardwood Floor	B/I Bookcase	Fireplace
9	Rec	Bsmt	17.88	x 13.68	Broadloom	Window	

Client Remks: Located in the Old Mill and Lambton Baby Point neighbourhood, this solid brick, 2.5 storey home has been cherished by only two families since it was built in 1932. Nestled on a 45 x 104.58 ft lot, the home boasts large principle rooms on the main floor. Living Room is spacious with one of two fireplaces and stained glass windows. The Kitchen and Breakfast area feature an oversized island with a Prep sink, gas burner cooktop and retractable downdraft ventilation system. Both Kitchen and Dining Room have direct access to the private, serene rear yard and garden. Dining room boasts stained glass and gumwood wainscoting. The front and rear yards are landscaped with uplighting as well as irrigation systems and two gas hook ups for the BBQ. Enjoy the yard, enjoy the deck, listen to the birds chirping. Upstairs are three bedrooms and the third floor features the much used Family room with fireplace and space for family fun, working or entertaining. Family room could be converted into primary bedroom or office if so desired. Basement is finished and offers room for childrens play, laundry and storage. Close to Etienne Brule Park, Humber River, scenic walking trails and the historic Old Mill. Bloor West Village trendy shopping, cafes and restaurants are close by. Short 6 minute walk to the subway.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



120 Brookside Ave
Toronto Ontario M6S 4G9

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$11,726.42/2024

For: Sale

Sold: \$2,500,000

List: \$2,499,000

% Dif: 100

Sold Date: 05/28/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: W

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4 + 2

3-Storey

25 x 111 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x4x2nd,
1x3xBsmt

Dir/Cross St: Jane/St. John's

MLS#: W12161240

PIN#: 105280122

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Apartment / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Electric Car Charger, Family Room, Fenced		Farm/Agr:	
Assessment:	POTL:	Yard, Fireplace/Stove, Park, Place Of		Oth Struct:	
POTL Mo Fee:		Worship, Public Transit, School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 14.6	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Main	20.83	x 17.65	Hardwood Floor	Combined W/Kitchen	Walk-Out
3	Kitchen	Main	20.83	x 17.65	Hardwood Floor	Centre Island	O/Looks Backyard
4	Foyer	Main	17.85	x 11.42	Tile Floor	B/I Closet	2 Pc Bath
5	2nd Br	2nd	18.08	x 11.68	Hardwood Floor	B/I Desk	Double Closet
6	3rd Br	2nd	18.08	x 10.93	Hardwood Floor	B/I Desk	Double Closet
7	4th Br	2nd	10.5	x 6.92	Hardwood Floor	B/I Bookcase	Window
8	Prim Bdrm	3rd	24.67	x 18.34	Hardwood Floor	4 Pc Ensuite	His/Hers Closets
9	Family	3rd	21.82	x 18.34	Hardwood Floor	Skylight	Vaulted Ceiling
10	Living	Bsmt	11.91	x 10.24	Laminate	Open Concept	Pot Lights
11	Kitchen	Bsmt	11.91	x 14.99	Laminate	Above Grade Window	Walk-Up
12	Br	Bsmt	8.17	x 12.07	Laminate	B/I Closet	Large Window
13	Br	Bsmt	8.01	x 12.07	Laminate	B/I Closet	Large Window

Client Remks: A Masterpiece of Modern Design! Newly built in 2020, this exceptional home combines contemporary elegance w/thoughtful design, offering both style & functionality at every turn. Custom-designed by the renowned PhD Design. The main floor features an open concept, light filled design with a chef's dream kitchen featuring double ovens, induction stovetop and a large waterfall island w/prep sink that seats six. Sliding glass doors w/wall-to-wall windows overlook a low-maintenance privately landscaped backyard. A gas fireplace, surrounded by custom woodwork, takes center stage in the living room, adding warmth & character to the space. Ample custom cabinetry in the front entrance to store all your outdoor belongings. Convenient 2 pc bathroom. Professionally soundproofed bsmt apt offers multigenerational living or incredible earning potential, w/two bdrms. Generating consistent monthly revenue between \$3,500 and \$4,000, this property effortlessly covers a \$600,000-\$700,000 mortgage, making it an ideal turnkey investment (contents negotiable). Whether you're looking for extra income or the flexibility of a guest/nanny/in-law suite, this space is ready to deliver. Double car garage situated on the neighbourhood's double wide laneway has been built on sturdy footings & walls, designed for a second-level laneway suite (laneway report available). It's fully serviced with waste & water connections & equipped w/a charging plug & high-voltage service. Located in Upper Bloor West Village & within walking distance to shops, restaurants, TTC (subway), schools, parks, airport and all major highways. Highly rated french immersion school just down the street! Within the catchment area of the exclusive Baby Point Club offering tennis, games, social gatherings & more! This home provides the warmth of a community with all the conveniences of the city. 3651 sq ft of finished living area (2750 sq ft above grade).

Extras:

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC.416-234-2424



503 Riverside Dr
Toronto Ontario M6S 4B6
Sold: \$2,550,000
List: \$2,679,000

Toronto W02 Lambton Baby Point Toronto

Taxes: \$10,693.57/2024

For: Sale

% Dif: 95

Sold Date: 03/08/2025

SPIS: N

Last Status: SLD

DOM: 23

Detached

Fronting On: W

Rms: 12 + 4

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

40 x 125.56 Feet

Washrooms: 4

Irreg:

1x2xMain, 2x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor/South Kingsway

MLS#: W11971849

PIN#: 105240065

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.21	x 21.49	Fireplace	Large Window	Pot Lights
2	Dining	Main	12.83	x 13.71	Hardwood Floor		
3	Kitchen	Main	6.82	x 24.02	Stainless Steel Appl	Pot Lights	Breakfast Area
4	Family	Main	13.25	x 14.76	Bay Window	W/O To Deck	Skylight
5	Prim Bdrm	2nd	13.39	x 14.73	4 Pc Ensuite	W/I Closet	Large Window
6	2nd Br	2nd	11.48	x 9.35	Window	Closet	
7	3rd Br	2nd	14.8	x 13.88	Large Window		
8	4th Br	2nd	10.07	x 10.79	Large Window	Closet	
9	Br	Bsmt	12.27	x 23.62	Picture Window	B/I Shelves	Closet
10	Exercise	Bsmt	19.46	x 15.62	Window	Combined W/Workshop	

Client Remks: Welcome to 503 Riverside Drive, a grand home in the desirable Baby Point/Lambton area. On a generous 40 X 125 ft lot and exquisitely updated with over 3000 sq ft of finished living space, this is the perfect family home. The main floor features an oversized living room with a traditional wood burning fireplace and a large dining room perfect for entertaining. The chefs kitchen with stainless steel appliances and granite counter tops leads directly into a spacious family room overlooking the large, mature private garden a seamless blend of indoor and outdoor living. The second-floor features 4 bedrooms, a large family bathroom and the indulgent primary suite with spa-like bathroom with soaker tub and separate shower. The fully finished full height basement ensures plenty of room for the whole family. Generous 3 car private drive parking complete this amazing, family home. And what about the location? Steps to Old Mill & Jane St subway stops, Etienne Brule Park, walking trails, bike paths, Bloor West & the Kingsway, great schools, & all major transportation arteries you are literally in the heart of it all!

Extras:

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303


461 Willard Ave
Toronto Ontario M6S 3R7

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$7,081.36/2024**For:** Sale**Sold:** \$2,680,000**List:** \$2,289,000**Sold Date:** 05/06/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

23.33 x 114.17 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x4x2nd, 1x5x2nd,
1x4xBsmt**Dir/Cross St:** Windermere & South of Annette St**MLS#:** W12109551**PIN#:** 213790261

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.31	x 1925.85	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	24.02	x 19.26	Hardwood Floor	B/I Shelves	Combined W/Kitchen
3	Kitchen	Main	24.02	x 19.26	Hardwood Floor	Modern Kitchen	Combined W/Family
4	Family	Main	24.02	x 19.26	Hardwood Floor	B/I Shelves	Sliding Doors
5	Prim Bdrm	2nd	16.8	x 14.07	Hardwood Floor	B/I Closet	4 Pc Ensuite
6	2nd Br	2nd	12.43	x 10.33	Hardwood Floor	B/I Closet	
7	3rd Br	2nd	14.24	x 10.33	Hardwood Floor	B/I Closet	
8	4th Br	2nd	12.4	x 8.63	Hardwood Floor	B/I Closet	
9	5th Br	Lower	10.17	x 10.83	Vinyl Floor	B/I Closet	
10	Rec	Lower	14.93	x 18.14	Vinyl Floor	B/I Shelves	

Client Remks: Welcome to 461 Willard Avenue a truly special home in the heart of Bloor West Village, in one of Toronto's most coveted neighbourhoods. Enjoy top school catchments, TTC access, and walkable streets lined with cafes, boutiques, gourmet shops, and lush parks. Looking for your forever home? This beautifully renovated property offers nearly 2,400 sq. ft. of thoughtfully designed space with 5 spacious bedrooms and 4 luxurious bathrooms. Every detail has been considered from white oak hardwood floors to custom built-ins and stylish lighting throughout. Step into a spacious foyer with custom storage, leading into a bright, oversized living room with a stunning white oak fireplace and elegant wainscoting. The open-concept main floor is perfect for entertaining, featuring a large dining area with seating for ten and more and a custom wine cabinet. At the heart of the home is a sleek white shaker kitchen with an abundance of storage, a centre island, and new stainless steel appliances. A cozy rear family room with floor-to-ceiling sliding doors flows to the private backyard, while a discreet powder room adds convenience. Enjoy 3-car parking, including a new 2-car garage with epoxy floors and EV charger ideal for a gym, studio, or workshop. Upstairs, four bright bedrooms with custom closets provide peaceful retreats. The primary suite features a rich green accent wall, picture window, his-and-hers built-ins, and a serene 4-piece en-suite. The lower level offers a large rec room, laundry, storage, full bath, and fifth bedroom - perfect for guests, or to use as an in-law suite, or home office. Professionally landscaped front and back yards include new stone pathways, lush grass, a charming front porch, and a fully fenced backyard safe for kids and pets alike. This is more than a house - its a feature rich, turnkey lifestyle in Bloor West Village. Just move in and start making memories.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


504 Riverside Dr
Toronto Ontario M6S 4B5

Toronto W02 Lambton Baby Point Toronto

Taxes: \$12,438.88/2025**For:** Sale**% Dif:** 98**Sold Date:** 05/26/2025**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: W**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

42 x 190 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor and Jane**MLS#:** W12141575**PIN#:** 105250028

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Park, Public Transit,		Oth Struct:	Garden Shed
POTL Mo Fee:		Ravine, River/Stream, School		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.43	x 12.99	French Doors	Hardwood Floor	Fireplace
2	Dining	Ground	14.99	x 12.57	Hardwood Floor	Wainscoting	French Doors
3	Kitchen	Ground	20.7	x 12.53	Centre Island	Stainless Steel Appl	Hardwood Floor
4	Breakfast	Ground	8.83	x 12.01	W/O To Yard	Skylight	Hardwood Floor
5	Den	Ground	7.45	x 12.99	Tile Floor	O/Looks Backyard	Casement Windows
6	Prim Bdrm	2nd	12.89	x 14.07	3 Pc Ensuite	W/I Closet	Hardwood Floor
7	Br	2nd	12.63	x 11.06	B/I Closet	B/I Desk	Hardwood Floor
8	Br	2nd	12.63	x 11.78	Closet	Bay Window	Hardwood Floor
9	Family	2nd	13.19	x 13.06	O/Looks Backyard	Casement Windows	Hardwood Floor
10	Rec	Bsmt	21.36	x 22.64	Broadloom	B/I Bookcase	Pot Lights
11	Br	Bsmt	11.91	x 12.83	Broadloom	W/W Closet	Pot Lights
12	Laundry	Bsmt	10.27	x 8.04	B/I Closet	Laundry Sink	Custom Backsplash
13	Utility	Bsmt	12.99	x 14.8	Concrete Floor	Sump Pump	Combined W/Workshop

Client Remks: Nestled in a truly glorious setting backing onto the Humber River & Etienne Brule Park, this stunning 1931 solid brick Georgian center-hall home offers timeless elegance, exceptional space, and breathtaking natural surroundings. Nature lovers will be enchanted by the lush greenery, majestic trees & the symphony of birds that surround this fully fenced ravine lot. With 4+1 generously sized bedrooms each with excellent closet space--this sun-filled home is perfectly suited for families. The elegant primary suite features a 3-piece ensuite & a spacious walk-in closet. The gracious formal living room boasts a wood-burning fireplace & gleaming hardwood floors. Entertain in style in the formal dining room complete with classic wainscoting & a bay window. Pristine original woodwork is maintained beautifully! The heart of the home is a spacious kitchen with wood cabinetry, built-in bookshelves & a lovely breakfast area with stunning garden views. A charming main floor den overlooks the landscaped backyard & offers a serene place to relax year-round. The fully finished basement provides superb functionality with a large family rec room featuring wall-to-wall built-in bookshelves, a built-in desk & a wall unit-ideal for work or play. An additional bdrm & 3-piece bath make a perfect in-law or nanny suite, while the large laundry room adds convenience. The professionally landscaped front & back yards are beautifully maintained with mature plantings & an inground irrigation system. At the edge of the property, prepare to be awed by the spectacular scenery of the Humber River & Etienne Brule Park--an extraordinary urban escape. Enjoy an excellent walk score with easy access to Bloor Street, subway, Humber River trails & the historic Old Mill Restaurant. Just minutes from downtown, the airport, High Park, Bloor West Village--this location offers the perfect blend of nature, convenience & community.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000


30 Montye Ave
Toronto Ontario M6S 2G9

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$12,817.98/2024**For:** Sale**Sold:** \$2,870,000**List:** \$2,900,000**Sold Date:** 03/07/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 23

Detached

Fronting On: N**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 5 + 2

3-Storey

25 x 125 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x3x3rd, 1x3xLower**Dir/Cross St:** Annette St & Willard Ave**MLS#:** W11969567**PIN#:** 105200247

Kitchens:	1	Exterior:	Brick / Other	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:	Central Vacuum, Family Room, Fenced	Retirement:	N
Apx Sqft:	3000-3500		Yard, Public Transit	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.99	x 17.98	Wainscoting	Large Window	South View
2	Kitchen	Main	11.98	x 16.99	Family Size Kitchen	Open Concept	Pot Lights
3	Living	Main	13.19	x 13.98	Hardwood Floor	O/Looks Backyard	W/O To Deck
4	Prim Bdrm	2nd	13.78	x 12.99	5 Pc Ensuite	Hardwood Floor	W/W Closet
5	2nd Br	2nd	9.97	x 10.37	Hardwood Floor	Large Window	Large Closet
6	3rd Br	2nd	10.79	x 13.29	Hardwood Floor	Large Closet	Large Window
7	4th Br	3rd	19.98	x 10.99	Cathedral Ceiling	Large Window	Large Closet
8	5th Br	3rd	19.98	x 10.14	Vaulted Ceiling	Hardwood Floor	Large Closet
9	Family	3rd	14.6	x 12.89	Cathedral Ceiling	French Doors	Hardwood Floor
10	Rec	Bsmt	9.97	x 30.97	Pot Lights	Vinyl Floor	Window
11	Br	Bsmt	13.98	x 9.97	Window	Large Closet	Vinyl Floor
12	Br	Bsmt	7.97	x 11.48	Window	Large Closet	Vinyl Floor

Client Remks: Stunning Reno/ Re-Build just 7 years ago with exceptional quality & attention to detail, offering 3100 SQFT of living space + 810 SQFT underpinned lower level, Cathedral ceilings on the top floor & a long list of luxury features. From the striking curb appeal to the soaring ceilings & oversized windows, every floor is flooded w/ natural light thanks to its sun-drenched south-facing exposure. The open-concept layout offers effortless flow w/ just enough separation to feel cozy & inviting. The gourmet kitchen boasts endless storage, a 9-ft waterfall island, a separate peninsula & miles of counter space, making both everyday meals & weekend entertaining a breeze. The dining room is the ultimate hosting HQ, seating 12+ guests w/ ease. Upstairs, 5 above-grade bedrooms including a luxurious primary suite w/ a massive window, walk-in closet & spa-like ensuite w/ a soaker tub, double vanity & rainfall shower. The third-floor retreat is a rare gem, w/ 10-ft cathedral ceilings, skylights, family room plus 2 huge bedrooms. The underpinned basement offers a separate entrance, 8-ft ceilings, radiant heated floors & a full 2-bedroom in-law suite w/ a kitchen rough-in, second laundry & rec room. Long list of quality luxury finishes incl. Multiple heated floors, Restoration Hardware vanities, Ceaserstone counters, oversized crown molding & baseboards, beautiful wall paper, stylish light fixtures, etc. Professionally landscaped & incredibly private backyard w/ lush trees, fully fenced, offering multiple zones for hanging out & relaxing! A truly one-of-a-kind home in every way!

Extras:**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000


600 Windermere Ave
Toronto Ontario M6S 3L8

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,959.76/2024**For:** Sale**Sold:** \$3,175,000**List:** \$3,288,000**Sold Date:** 03/30/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 23

Detached

Fronting On: W**Rms:** 10 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

24.85 x 119.17 Feet

Washrooms: 6**Irreg:**

1x2xMain, 1x5x2nd, 1x4x2nd,

119.86 X 22.26 X 119.87 X 1x3x2nd, 2x3xBsmt

21.59

Dir/Cross St: Bloor St West & Windermere**MLS#:** W12007873**PIN#:** 213800264

Kitchens:	1	Exterior:	Metal/Side / Stucco/Plaster	Zoning:	R(D0.6*737)
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Other / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Electric Car Charger,	Retirement:	
Apx Sqft:	2000-2500		Family Room, Fireplace/Stove, Public	Farm/Agr:	
Assessment:	POTL:		Transit, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 6	B/I Closet	Porcelain Floor	Open Stairs
2	Dining	Main	17.22	x 12.66	Hardwood Floor	Large Window	East View
3	Kitchen	Main	15.49	x 8.76	Open Concept	B/I Appliances	O/Looks Family
4	Breakfast	Main	10.99	x 10.01	Open Concept	B/I Bar	O/Looks Family
5	Living	Main	18.41	x 16.01	Open Concept	W/O To Yard	West View
6	Prim Bdrm	2nd	14.17	x 11.25	W/O To Balcony	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	13.68	x 8.83	Hardwood Floor	East View	3 Pc Ensuite
8	3rd Br	2nd	10.6	x 9.42	Hardwood Floor	East View	
9	4th Br	2nd	10.99	x 8.23	Hardwood Floor	South View	B/I Closet
10	Family	Lower	16.67	x 14.01	Electric Fireplace	Heated Floor	3 Pc Ensuite
11	5th Br	Lower	18.24	x 14.76	Side Door	Heated Floor	3 Pc Ensuite
12	Workshop	Lower	10.89	x 8.1	Unfinished		

Client Remks: A remarkable transformation showcasing exceptional bright and spacious finishes throughout! Welcoming foyer with 4' x 8' fiberglass door, 9' ceilings on 1st and 2nd floors, 8' doors, 9" Canadian Oak h/w floors with wire brush matt finish & expansive windows, the home radiates sophistication! The foyer opens to an elegant staircase, a dining room w/ wine cabinet, sunlit living/family room open to the kitchen and west-facing backyard. The chefs kitchen is a dream, featuring 10' x 4' island, Thermador appliances, a casual dining area, beverage bar & powder room. Upstairs, the primary suite offers 10' ceilings, dressing room, balcony & lux 5-piece spa bath with heated floors. 3 additional bedrooms, 2 full baths, laundry and skylight complete the 2nd floor. The lower level boasts 8+' ceilings, heated floors, family room w/ large window and natural light through large windows and west exposure, fireplace, 2 baths, a 2nd laundry, a private in-law suite/office/gym w/side entrance, storage, rough-in for kitchenette. Tons of storage and mechanical room. The west-exposure backyard offers a new fence and new sod and the old garage is being converted to a exciting outdoor living area with rough-in utilities for water, gas, electricity ready for the new homeowner to personalize. Legal Parking Pad with Interlocking brick. This home is ideally located on the 2nd block north of bloor - just steps to Bloor, great schools, public transit! Garage conversion into an incredible outdoor living space, complete with a gas line, water, hydro & rough-in speaker. A fantastic opportunity for the buyer to expand and personalize the space to include features like an outdoor kitchen, swim spa, outdoor dining and more!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255

**47A Baby Point Cres****Toronto Ontario M6S 2B7**

Toronto W02 Lambton Baby Point Toronto

Taxes: \$14,900/2024**For:** Sale**% Dif:** 88**Sold Date:** 04/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 26

Detached

Fronting On: S**Rms:** 15**Link:** N**Acreage:****Bedrooms:** 5

Sidesplit 5

65.92 x 199.7 Feet

Washrooms: 4**Irreg:**

1x3xLower, 1x5x2nd, 1x3x2nd,

65.92*50.98*116.8*19.83*92.41*19.87

Dir/Cross St: Baby Point Rd / Jane St.**MLS#:** W12009842**PIN#:** 105260516

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O / Finished	Gar/Gar Spcs:	Built-In / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000		Cul De Sac, Family Room,	Farm/Agr:	
Assessment:	POTL:		Grnbelt/Conserv, Library, Park, Public	Oth Struct:	Aux Residences
POTL Mo Fee:			Transit, School	Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.92	x 14.01	W/O To Balcony	Fireplace	Se View
2	Dining	Main	19.42	x 11.75	W/O To Balcony	Combined W/Living	Se View
3	Kitchen	Main	19.42	x 8.99	Eat-In Kitchen	Combined W/Family	Parquet Floor
4	Family	Main	20.08	x 12.5	W/O To Balcony	Fireplace	Se View
5	4th Br	Main	12.01	x 10.99	Window	Wood Trim	Closet
6	5th Br	Main	11.42	x 10.83	Window	Panelled	Closet
7	Prim Bdrm	2nd	16.34	x 16.4	3 Pc Ensuite		
8	2nd Br	2nd	14.6	x 11.68	Window	Parquet Floor	Closet
9	3rd Br	2nd	11.68	x 11.09	Window	Parquet Floor	Closet
10	Rec	Lower	23.92	x 18.93	W/O To Garden	Combined W/Kitchen	Se View
11	Den	Sub-Bsmt	14.17	x 11.09			
12	Other	Sub-Bsmt	20.83	x 11.15			

Client Remks: First time for sale in 60 years! This home offers incredible potential and can easily be transformed into a mid-century modern home. Three wood-burning fireplaces have been grandfathered in. Baby Point Crescent is one of Toronto's most luxurious and sought-after addresses. Close to Bloor West Village and The Junction, this is an opportunity you won't want to miss.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255