



491 Jane St

Toronto Ontario M6S 4A1

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$3,619.37/2024

Sold Date: 01/14/2025

SPIS: N

Last Status: SLD

DOM: 126

Sold: \$830,000

List: \$850,000

% Dif: 98

For: Sale

Semi-Detached

Link:

Bungalow

Fronting On: E

Acreage:

18.35 x 105.85 Feet

Irreg:

Rms: 5 + 2

Bedrooms: 2 + 1

Washrooms: 2

1x2xMain, 1x5xBsmt

Dir/Cross St: Annette/Jane

MLS#: W9309930

PIN#: 105200050

Kitchens:	1	Exterior:	Other	Zoning:	RM(f12;u2;d0.8*252)
Fam Rm:	Y	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:	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, Park, Rec	Retirement:	
Apx Sqft:			Centre, School, School Bus Route	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	2nd Br	Main	13.55	x 13.12	
2	Kitchen	Main	8.3	x 12.89	
3	Dining	Main	5.41	x 12.89	
4	Family	Main	7.81	x 13.09	
5	Prim Bdrm	Main	12.83	x 9.09	
6	Br	Bsmt	8.04	x 13.12	
7	Utility	Bsmt	18.08	x 13.12	

Client Remks: Situated in the highly sought-after Bloor West Village, this charming 2+1 bedroom, 2-bathroom home offers an unbeatable location with the best of urban living at your doorstep. Enjoy the convenience of being within walking distance to top-rated schools, a variety of shops, and popular restaurants, all while having easy access to the subway and public transit. This home provides a great alternative to condo living, featuring a versatile layout that includes an extra room perfect for a home office or guest suite. With a detached garage and parking for two vehicles, you'll have all the space and comfort you need without compromising on location. Come and experience life in Bloor West Village, where community and convenience come together. Dont miss this opportunity to make 491 Jane Street your new home!

Extras: Neighbourhood has special zoning by-laws for small businesses to operate out of the house. Buyer to verify what businesses can be operated.

Listing Contracted With: EXP REALTY866-530-7737



301 St. John's Rd Toronto Ontario M6S 2J9 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,737/2024 For: Sale Sold Date: 03/24/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,061,000 List: \$998,000 % Dif: 106
Semi-Detached Link: 2-Storey Dir/Cross St: St. John's Rd & Runnymede Rd	Fronting On: S Acreage: 20.55 x 108 Feet Irreg:	Rms: 5 Bedrooms: 3 Washrooms: 1 1x4x2nd	

MLS#: W12024302 **PIN#:** 105200709

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished 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: Stucco/Plaster Drive: Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: N Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Y Phone: N
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 12.76	Brick Fireplace	Hardwood Floor	Wood Trim
2	Dining	Main	9.48	x 13.12	Hardwood Floor	Window	French Doors
3	Kitchen	Main	7.97	x 13.71	W/O To Yard	Ceramic Floor	Backsplash
4	Prim Bdrm	2nd	12.14	x 11.88	Closet	Hardwood Floor	Window
5	2nd Br	2nd	8.83	x 12.14	Closet	Hardwood Floor	Window
6	3rd Br	2nd	8.53	x 8.6	Hardwood Floor	Window	
7	Laundry	Bsmt	11.15	x 11.55			

Client Remks: A fantastic opportunity to own a character-filled 3-bedroom, 1-bath semi-detached home in the highly sought-after Bloor West Village! Nestled in a vibrant neighbourhood known for its top-rated restaurants, cozy cafes, trendy bars, and boutique shops, this home is also just steps from public transit, making commuting a breeze. This property offers incredible potential a little bit of TLC will transform it into your dream home. Featuring a spacious layout, bright living spaces, and original charm, it's the perfect canvas for your personal touch. The laneway garage is a rare find, providing convenient parking and additional storage. Located in a family-friendly community with excellent schools, beautiful parks, and a lively atmosphere, this home is ideal for first-time buyers, renovators, or investors looking to add value in a prime location. Don't miss this chance to create something special in one of Toronto's most beloved neighbourhoods! Book your showing today!

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



496 St Johns Rd Toronto Ontario M6S 2L5 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,028.48/2024 For: Sale % Dif: 87 Sold Date: 05/12/2025 SPIS: N Last Status: SLD DOM: 47			Sold: \$1,125,000 List: \$1,300,000
Semi-Detached Link: 2-Storey Dir/Cross St: Jane St and Annette St	Fronting On: N Acreage: 21.44 x 76.58 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	

MLS#: W12043413	PIN#: 105280282
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Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Water / Other A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: \$703,000 / 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Grnbelt/Conserv, Park, Public Transit, Ravine, River/Stream, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Shed Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.11	x 11.16	Hardwood Floor
2	Dining	Ground	12.06	x 16.68	
3	Kitchen	Ground	6.02	x 14.9	Eat-In Kitchen
4	Prim Bdrm	2nd	11.36	x 11.21	Hardwood Floor
5	2nd Br	2nd	13.5	x 8.34	Hardwood Floor
6	3rd Br	2nd	10.5	x 8.09	Hardwood Floor W/O To Balcony
7	Rec	Bsmt	15.6	x 16.35	
8	Cold/Cant	Bsmt	7.2	x 16.2	Walk-Up

Client Remks: Beautifully maintained 3-bedroom semi-detached home in the highly desirable Runnymede-Bloor West Village area. Amazing school district! Perfectly situated near Baby Point, Bloor West Village, the Junction, and the Humber River. This bright and well-kept property features spacious living and dining rooms, an eat-in kitchen, a private landscaped backyard, and a legal front pad parking spot (yearly fee to City). Walking distance to Bloor West Village shops. Steps to transit, schools, parks, and Humber River trails. Located within the catchment area of the exclusive Baby Point Club.

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



2 Morland Rd
Toronto Ontario M6S 2M8
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$5,572.10/2024 **For:** Sale **% Dif:** 99
Sold Date: 05/17/2025
SPIS: N **Last Status:** SLD **DOM:** 4

Semi-Detached **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 16.83 x 88 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xBsmt
Dir/Cross St: WINDERMERE/ST.JOHNS/DUNDAS

MLS#: W12143981**PIN#:** 105190222

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	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:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.96	x 3.77	Hardwood Floor	Wood Trim	
2	Living	Ground	11.75	x 9.61	Hardwood Floor	Gas Fireplace	Crown Moulding
3	Dining	Ground	12.8	x 10.7	Open Concept	Combined W/Kitchen	Window
4	Kitchen	Ground	13.71	x 11.52	Quartz Counter	Breakfast Bar	Stainless Steel Appl
5	Mudroom	Ground	7.45	x 6.82	W/O To Patio	Ceramic Floor	W/O To Garden
6	Prim Bdrm	2nd	11.68	x 11.32	W/W Closet	Mirrored Closet	Hardwood Floor
7	2nd Br	2nd	10.53	x 8.27	Hardwood Floor	Window	Closet
8	3rd Br	2nd	11.25	x 8.89	Hardwood Floor	Closet	Window
9	Family	Bsmt	22.41	x 13.16	Vinyl Floor	Pot Lights	Above Grade Window
10	Laundry	Bsmt	12.4	x 6.17	Ceramic Floor	Window	
11	Bathroom	Bsmt	10.43	x 4.95	Heated Floor	Soaker	Pot Lights

Client Remks: Welcome To This Fabulous Updated 3 Bedroom Home With Legal Front Pad Parking For One Car Located On A Quiet Tree Lined Street In Upper Bloor West Village/Baby Point Area. This Cozy Home Offers A Spacious Living Room W/Gas Fireplace & Newer Hardwood Floors Throughout The House. Open Concept Dining Room Combined With Custom Reno Kitchen W/Quartz Counters & Semi Island With Breakfast Bar, Pot Lights; Stainless Steel Appliances & Walk Through Mud Room To Large Patio & Gorgeous Perennial Garden With Shed. Second Level Has 3 Bedrooms And Renovated 3 Pc Bathroom With Separate Shower. This Home Has Reno Basement With Vinyl Floors, Pot Lights And Above Grade Windows. Spacious Cozy Family Room, Large Laundry With Sink And Window; Spacious Reno 4 Pc Bathroom W/Heated Floors & Soaker. It Features Welcoming Front Porch & Beautiful Front Lawn. Easy Stroll To The Famous Junction Boutiques And Restaurants With Vibrant Night Life; Many Parks And Stores Just Minutes Away. Good Schools & Daycares.

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



90 Brookside Ave
Toronto Ontario M6S 4G9

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$4,806.74/2025

For: Sale

Sold: \$1,150,000

List: \$999,900

% Dif: 115

Sold Date: 02/27/2025

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: W

Rms: 5 + 2

Link:

Acreage:

Bedrooms: 2

2-Storey

16 x 111 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Jane/St John's

MLS#: W11988695

PIN#: 105280137

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	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, Library	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	Living	Main	10.01	x 9.25	Picture Window	Electric Fireplace	Hardwood Floor
2	Dining	Main	13.09	x 9.65	B/I Bookcase	Plate Rail	Hardwood Floor
3	Kitchen	Main	12.57	x 11.58	W/O To Yard	Renovated	Eat-In Kitchen
4	Prim Bdrm	2nd	10.99	x 12.83	His/Hers Closets	O/Looks Frontyard	Hardwood Floor
5	2nd Br	2nd	8.5	x 9.84	Closet	Hardwood Floor	O/Looks Backyard
6	Laundry	Lower	11.48	x 10.83	W/O To Garden	Concrete Floor	Laundry Sink
7	Rec	Lower	9.22	x 11.81	Above Grade Window	Cork Floor	

Client Remks: Welcome to Brookside Avenue! This Stunning Renovated 2 Bedroom, 2 Bathroom Home is located In Upper Bloor West Village and within walking distance to shops, TTC, schools, parks and is in the catchment area of the exclusive Baby Point Club! Highly rated french immersion school down the street, the Baby Point Club offers tennis, popular games day, euchre and trivia nights, social lawn bowling and so much more for a nominal fee! This Bright & Stylish Space features a cozy living room with an electric fireplace, dining room with built-in shelves, chef's kitchen with newer appliances and walk out to private backyard. The basement has cork flooring, plenty of space for a recreational room or additional bedroom. Separate entrance that walks up to the backyard. Single car garage on one of the best laneways in the neighbourhood that fits a full size SUV. Future in-law suite/rental income potential as per attached Laneway Housing report. Pre-home inspection report reveals the home has been extensively maintained and upgraded throughout and is available upon request. This neighbourhood is family friendly, quiet and has easy access to downtown, airport, the Junction and Bloor St. Just move in and reap the rewards of this special street.

Extras:

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



8 Hanley St			Sold: \$1,250,000
Toronto Ontario M6S 2H4			List: \$1,198,000
Toronto W02 Runnymede-Bloor West Village Toronto			
Taxes: \$6,266/2025		For: Sale	% Dif: 104
Sold Date: 06/16/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	26.96 x 140 Feet	Washrooms: 2	
	Irreg:	1x4xLower, 1x4xUpper	
Dir/Cross St: Jane/Annette			

MLS#: W12206197	PIN#: 105200190
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Mutual	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	Fenced Yard, Public Transit, School	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 12.37	Hardwood Floor	Fireplace	Window
2	Dining	Main	11.52	x 10.63	Hardwood Floor	Window	
3	Kitchen	Main	10.96	x 8.6	W/O To Yard	Ceramic Floor	Renovated
4	Prim Bdrm	2nd	12.5	x 12.01	Hardwood Floor	Closet	Window
5	2nd Br	2nd	11.81	x 8.5	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.66	x 8.33	Hardwood Floor	Closet	Window
7	Rec	Bsmt	24.84	x 11.84	Broadloom	Renovated	4 Pc Bath
8	Laundry	Bsmt	6.99	x 6			

Client Remks: Welcome to this spectacular semi-detached home nestled on a quiet, tree-lined street in the highly sought after Runnymede-Bloor West Village neighbourhood. Surrounded by friendly families and a strong sense of community, this home offers the perfect balance of character, comfort, and convenience. From the moment you arrive, you'll be impressed by the home's inviting curb appeal and welcoming atmosphere. Inside, you'll find generously sized principal rooms with gleaming hardwood floors, large windows that flood the space with natural light, and an ideal layout for modern family living. The main floor features an airy, open-concept living and dining area, perfect for everyday life and entertaining alike. Upstairs, you'll find three spacious bedrooms with ample closet space - ideal for growing families or working from home and a 4pc family bath. The lower level features a finished rec room, complete with a 4pc bathroom. Step outside to a deep about 100 foot backyard that provides a lush and private setting for outdoor entertaining, gardening, or simply relaxing. Whether you're looking to move right in or renovate to make it your own, this home offers incredible potential in a prime location. Located just a short walk to the vibrant shops, cafes, and restaurants of Bloor West Village, this home is also steps from excellent schools, Beresford Park, Florence Gell Park, and Runnymede Library. Commuting is a breeze with a 15-minute walk to Jane Subway Station and easy access to TTC transit. Families will love the convenience of being in a top-rated school district, with everything you need just moments away. This is the opportunity you've been waiting for to get into a family-friendly neighbourhood that truly has it all. Don't miss your chance to make this special home your own.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871



542 Runnymede Rd
Toronto Ontario M6S 2Z7
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$4,671/2024 **For:** Sale **% Dif:** 105
Sold Date: 05/24/2025
SPIS: N **Last Status:** SLD **DOM:** 2

Sold: \$1,300,000
List: \$1,239,000

Semi-Detached
Link:
2-Storey

Fronting On: W
Acreage:
17 x 149 Feet
Irreg:

Rms: 6
Bedrooms: 3
Washrooms: 2
1x3x2nd, 1x4xBsmt

Dir/Cross St: Runnymede & Annette

MLS#: W12166266

PIN#: 105200662

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: 700-1100
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Alum Siding / Brick
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
Fenced Yard, Hospital, Level, Library, Park, Place Of Worship

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

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.68	x 8.76	O/Looks Frontyard
2	Dining	Main	10.99	x 10.6	Hardwood Floor
3	Kitchen	Main	13.68	x 8.76	Family Size Kitchen
4	Br	2nd	12.76	x 10.83	Hardwood Floor
5	2nd Br	2nd	11.32	x 8.43	Hardwood Floor
6	3rd Br	2nd	13.25	x 8.76	Hardwood Floor
7	Office	2nd	6.66	x 6.5	Combined W/Br

Client Remks: Welcome to a home where location, lifestyle, and potential income together. This lovely home is tucked just steps from Bloor West Village, The Junction, High Park, and the Humber River Trails, this home sits in one of Toronto's most beloved neighborhoods. Its a place where families thrive surrounded by top-rated schools, cozy cafes, boutique shops, vibrant restaurants, and plenty of green space to explore. With excellent TTC access and a strong sense of community, its easy to see why homes here are so rarely available. Inside, you'll find classic charm with thoughtful updates: original trim, clawfoot tub, hidden storage, a deep kitchen pantry, and a flexible basement space. The back bedroom features a Murphy bed and custom cabinetry perfect for a guest room, workout area, or office. Enjoy morning coffee on the east-facing porch and unwind in the private, tree-filled backyard oasis with shade, a veggie garden, and a play space for kids. Out back, you'll find lush private gardens and a peaceful patio perfect setting for quiet mornings or summer gatherings. Inside, the renovated basement in 2019 adds flexible space for a family room, home office, or guest retreat. There's also potential to build a laneway suite, offering room to grow, host extended family, or create future income. Please note: eligibility and compliance with City of Toronto by-laws must be verified by the buyer. The seller and listing agent make no representations or warranties regarding future use or permit approvals. Whether you're looking to plant roots or invest in a home with heart and upside, this is a rare opportunity to join a warm, walkable, and highly sought-after community.

Extras:

Listing Contracted With: ROYAL LEPAGE RCR REALTY905-836-1212



741 Annette St
Toronto Ontario M6S 2E3

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$5,071/2024

For: Sale

Sold: \$1,325,000

List: \$1,349,000

% Dif: 98

Sold Date: 05/19/2025

SPIS: N

Last Status: SLD

DOM: 14

Semi-Detached

Fronting On: N

Rms: 10

Link:

Acreage:

Bedrooms: 3

2-Storey

21.5 x 121.5 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xLower

Dir/Cross St: Annette, West of Windermere

MLS#: W12124505

PIN#: 213790156

Kitchens:	1	Exterior:	Brick / Shingle	Zoning:	
Fam Rm:	N	Drive:	Rt-Of-Way	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Carport / 1	Gas:	Hydro:
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:		Prop Feat:		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
Client Remks: Renovated Open Concept High Park Stunner on the most charming and quiet part of Annette. From Entertainer's kitchen, to parking via extra wide driveway, to your own private office/gym/yoga oasis in the backyard. Outdoor dwelling is fully heated and air conditioned. 21.5' x 121.5' Lot Size much larger lot size than most semis in the area. 6.5' Ceiling heights in basement! Spacious back mudroom doubles as pantry space! Walk to shops and restaurants of Baby Point, Bloor West Village and The Junction. Fantastic schools, parks and transit. OPEN HOUSE: Today! Holiday Monday May 19th, 2:00pm-4:00pm! Extras: Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN REALTY</u> 416-572-1016					



855 Windermere Ave		Sold: \$1,325,000
Toronto Ontario M6S 3M5		List: \$1,099,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$5,357.52/2024	For: Sale	% Dif: 121
Sold Date: 02/09/2025		
SPIS: N	Last Status: SLD	DOM: 4
Semi-Detached	Fronting On: E	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	21.53 x 105.04 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3xLower
Dir/Cross St: St. John's Rd/Windermere Ave.		

MLS#: W11956846	PIN#: 105200420
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Kitchens: 1 + 1	Exterior: Brick / Shingle	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Finished / Sep Entrance	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: 100+	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fenced Yard, Park, Public Transit, Rec	Farm/Agr:
Assessment: POTL:	Centre, River/Stream, School	Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.11	x 11.94	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	14.01	x 9.06	Hardwood Floor	Wood Trim	O/Looks Backyard
3	Kitchen	Main	12.01	x 7.61	Stainless Steel Appl	W/O To Deck	Breakfast Bar
4	Prim Bdrm	2nd	19.69	x 8.07	Closet	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	14.8	x 8.4	Closet	Hardwood Floor	O/Looks Frontyard
6	3rd Br	2nd	11.32	x 10.53	Closet	Hardwood Floor	O/Looks Backyard
7	Rec	Lower	22.18	x 16.31	3 Pc Ensuite	B/I Desk	Above Grade Window
8	Utility	Lower	9.19	x 8.2			

Client Remks: Welcome home on Windermere. Nestled in the vibrant community of Runnymede-Bloor West Village, this delightful 3-bedroom, 2-bathroom home is the perfect opportunity. Offering an ideal blend of charming character, thoughtful updates and approximately 1500 sq ft of total living space including a finished basement; this home is ready to be enjoyed while still allowing room for your personal touch. The main floor boasts an ideal layout, featuring a spacious living area with a stunning west-facing window, a beautiful decorative fireplace and modern recessed lighting. Hardwood floors flow seamlessly into the dining room, where original wood beams and an elegant chandelier create a warm and inviting space, perfect for family gatherings and entertaining. The kitchen is equipped with new appliances and offers direct access to your private, fenced backyard; complete with a spacious deck ideal for lounging and a convenient storage shed providing ample space for all your outdoor essentials. This outdoor retreat is ideal for those warm summer evenings! Upstairs, you'll find three generously sized bedrooms and a recently updated 3-piece bathroom. The third bedroom currently hosts a conveniently located laundry area, offering easy access and efficiency. The lower level features a bright and airy studio apartment with its own separate entrance, high ceilings (approx. 6ft, 10"), ample storage, a kitchenette, washer/dryer combo and a 3-piece bath. Whether you choose to continue its use as a rental unit or incorporate it into your family's living space, this versatile lower level provides endless possibilities. Move-in ready, yet full of potential, this home is a gem in an incredible neighborhood. Don't miss your chance to become part of this thriving and welcoming community and create lasting memories in a place you can truly call home. Public Open House Sat/Sun 2-4pm.

Extras:
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000


16 Macgregor Ave
Toronto Ontario M6S 2A2

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,560.56/2024**For:** Sale**Sold:** \$1,346,000**List:** \$1,389,000**Sold Date:** 06/07/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 3

Semi-Detached

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

2-Storey

22 x 90 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: S Of Annette/Runnymede**MLS#:** W12194967**PIN#:** 213780284

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	Res.
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
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:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500			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	11.29	x 13.09	Open Concept	Large Window	O/Looks Frontyard
2	Dining	Main	9.58	x 10.99	Open Concept	Large Window	Combined W/Kitchen
3	Kitchen	Main	13.58	x 13.09	Granite Counter	Stainless Steel Appl	Family Size Kitchen
4	Sunroom	Main	6.3	x 9.48	Large Window	Combined W/Living	O/Looks Frontyard
5	Prim Bdrm	2nd	12.5	x 13.88	Broadloom	Large Window	Large Closet
6	2nd Br	2nd	12.17	x 8.69	Broadloom	Window	Closet
7	3rd Br	2nd	11.48	x 8.5	Broadloom	Window	Closet
8	Rec	Bsmt	21.39	x 13.09	Broadloom	Pot Lights	4 Pc Bath
9	Laundry	Bsmt	15.49	x 13.48	Vinyl Floor	Laundry Sink	Window
10	Cold/Cant	Bsmt	6.17	x 13.48			

Client Remks: Welcome to 16 Macgregor Avenue! This charming 3-bedroom, 2-bathroom semi-detached home is nestled in the heart of Bloor West Village, one of Toronto's most sought-after neighbourhoods. Lovingly maintained, the home blends timeless character with thoughtful modern updates, offering a bright and spacious layout for comfortable living and entertaining. The main floor boasts an open-concept design featuring a sun-drenched living and dining area with large windows and seamless flow into a generous, family-sized kitchen. A cozy sunroom adds versatility ideal as a home office, reading nook, or additional lounge space. Upstairs, you'll find three well-sized bedrooms with ample closet space and a renovated 4-piece bathroom. The finished basement includes a large recreation room, a second 4-piece bathroom, a laundry area with storage, and a separate side entrance great for in-law or guest potential. Step outside to a beautifully landscaped front patio perfect for morning coffee or evening relaxation and a private backyard complete with a finished shed, ideal for a home gym, studio, or office. This home offers a rare private driveway coveted off-street parking in this vibrant, walkable community. Just steps from local shops, cafes, High Park, highly desirable schools such as Runnymede PS, Humberside SS, and Western Tech, and easy transit access, this is a home that has it all.

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



465 Armadale Ave
Toronto Ontario M6S 3Y1
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$6,544.89/2024
Sold Date: 06/03/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$1,375,000
List: \$1,239,999

% Dif: 111

Semi-Detached
Link:
2-Storey

Dir/Cross St: Armadale & Annette

Fronting On: E
Acreage:
22.39 x 114.39 Feet
Irreg:

Rms: 9 + 1
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3xBsmt

MLS#: W12179505

PIN#: 213790099

Kitchens: 1 Fam Rm: Y Basement: Finished 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 Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
Hydro: Municipal Phone:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.1	x 11.29	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	8.79	x 13.09	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	14.8	x 11.09	Centre Island	Backsplash	B/I Dishwasher
4	Mudroom	Main	7.28	x 7.09	W/O To Deck		
5	Prim Bdrm	2nd	11.09	x 14.6	Large Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	8.89	x 11.09	Closet	Hardwood Floor	Window
7	3rd Br	2nd	8.89	x 11.29	Hardwood Floor	Closet	Window
8	Bathroom	2nd	5.71	x 7.38	4 Pc Bath	Window	
9	Rec	Bsmt	14.8	x 26.87	Pot Lights	Laminate	Open Concept
10	Laundry	Bsmt	5.09	x 6.1	Window	Laundry Sink	
11	Bathroom	Bsmt	5.09	x 8.79	3 Pc Bath		
12	Furnace	Bsmt	9.28	x 14.6			

Client Remks: A home is a new chapter in life, tell your tale on Armadale. A classic Toronto semi, charmingly updated with a highly functional floor plan featuring three spacious bedrooms and two full bathrooms. Enjoy warm afternoons on your shady front porch and chilly evenings in front of your cozy living room fireplace. Features hardwood floors, dedicated dining room and mudroom with walkout to back deck. Primary suite gives Hamptonesque vibes, large enough to accommodate a king bed and with an extra large closet. Fully finished basement with great ceiling height provides flexible, multi-use space and additional storage. Located on a highly coveted street, in very family friendly neighbourhood. Falls within highly sought after Runnymede & Humberstone school districts. Quick walk to transit, local shops, restaurants and parks. Open House Thursday 5-7, Saturday & Sunday 2-4pm.

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



739 Annette St		Sold: \$1,390,000
Toronto Ontario M6S 2E3		List: \$1,198,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$5,414.47/2024	For: Sale	% Dif: 116
Sold Date: 01/22/2025		
SPIS: Y	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: S	Rms: 8 + 3
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	21 x 121.5 Feet	Washrooms: 2
	Irreg: mutual drive	1x5x2nd, 1x3xLower
Dir/Cross St: Annette/Armada (Jane)		

MLS#: W11926049			PIN#: 213790155		
Assignment: N			Fractional Ownership: N		
Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	A Hydro: Y
Basement:	Finished / Full	Gar/Gar Spcs:	Carport / 1	Gas:	Y Phone: A
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Apx Sqft:	1500-2000	Fenced Yard, Hospital, Library, Park,		Farm/Agr:	
Assessment:	POTL: N	Public Transit, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				
Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	11.25	x 10.07	Hardwood Floor
2	Dining	Ground	12.83	x 8.76	Hardwood Floor
3	Kitchen	Ground	11.09	x 14.5	Family Size Kitchen
4	Mudroom	Ground	7.25	x 7.68	Heated Floor
5	Prim Bdrm	2nd	14.07	x 12.24	O/Looks Frontyard
6	2nd Br	2nd	11.91	x 8.76	Hardwood Floor
7	3rd Br	2nd	11.58	x 8.5	Hardwood Floor
8	Loft	3rd	17.75	x 14.67	Broadloom
9	Rec	Bsmt	11.15	x 14.76	Broadloom
10	Utility	Bsmt	13.32	x 8.17	Concrete Floor
Client Remks: The quintessential family home that is both stylish and welcoming with relaxed sophistication. A notably spacious 3 bedroom semi-detached with bonus loft space, perfect for a private office or play zone. Perfectly situated in desirable Runnymede-Bloor West Village. A thoughtfully updated home that seamlessly blends restored historical features with modern elements. Approximately 2300sqft of total living space including finished basement. Wide plank - engineered white oak floors. Spacious dining room fits a table for 10. Swoon worthy, family size kitchen is light & bright with quartz counters, stainless steel appliances & incredible storage. Warm your toes & mittens in the 4 season mudroom featuring heated floors, the ideal space to store coats, bags & gear out of sight. Walk-out to the fully fenced rear yard with sunny deck perfect for BBQ & relaxation. Spacious primary bedroom easily fits King bed with room to spare. Two more generous bedrooms. Second floor skylight brightens the staircase & hallway leading to an unexpected third floor bonus room. Finished basement with media rec room, home office area, 3pc washroom & designated laundry PLUS more storage. This is one you don't want to miss.					
Extras: Mutual driveway accommodates large SUV with room to park 2 cars. Low maintenance, fully fenced yard with garden shed. Steps to incredibly convenient neighbourhood amenities + transit. Easy HWY access.					
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-465-7527					



627 Willard Ave Toronto Ontario M6S 3S1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,115.72/2024 For: Sale % Dif: 112 Sold Date: 06/10/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,450,000 List: \$1,299,000
Semi-Detached Link: 2-Storey Dir/Cross St: Annette/Jane	Fronting On: E Acreage: 20.46 x 147 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3xLower, 1x4x2nd	

MLS#: W12194216	PIN#: 105200321
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Kitchens: 1 Fam Rm: Y 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: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	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	Living	Main	0	0	Window	Combined W/Dining	Hardwood Floor
2	Dining	Main	0	0	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	0	0	Stainless Steel Appl	Combined W/Family	Tile Floor
4	Family	Main	0	0	W/O To Yard	Large Window	Tile Floor
5	Prim Bdrm	2nd	0	0	Closet	Window	Broadloom
6	2nd Br	2nd	0	0	Closet	Window	Broadloom
7	3rd Br	2nd	0	0	Closet	Window	Broadloom
8	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor	
9	Rec	Lower	0	0	Open Concept	Window	Laminate
10	Bathroom	Lower	0	0	3 Pc Bath	Separate Shower	Tile Floor
11	Utility	Lower	0	0	Concrete Floor		

Client Remks: A picturesque street, a beloved neighbourhood - your next chapter starts at 627 Willard Ave. This 3-bedroom, 2-bathroom semi sits on a generous lot with serious curb appeal. If sunlight is what you crave, the east-west exposure means it meets you daily. This house delivers flex spaces for every need - the mudroom with built-in benches is functional and fun. The family room addition is perfect to nestle in & cozy up with your modern fire place. The oversized backyard gives you all the options, whether you're dreaming of garden space, play space or future outdoor soirees. Theres also a detached 2-car garage that opens into the yard and the lane, offering rare utility today and strong laneway suite potential down the road.Community is at the heart of this home. Find yourself between Baby Point, The Junction and Bloor West Village - where you know you're well connected and in a community-first pocket. Surrounded by parks, cafes, shops and transit, all that you need is within easy reach. A 2 minute walk away is the highly coveted King George PS and next door is James Culhan Catholic School - perfect for the little ones. Grab coffee at St. Johns Pantry, browse the local consignment shop, or wander the trails along the Humber River. Jane subway station is just a 15-minute walk away, and High Park and Sunnyside Beach are an easy part of the repertoire. So much to discover, a home full of promise in a neighbourhood that truly delivers.*EXTRAS* Attic height gives additional potential if you dream of a third floor. Backyard Sauna brings home a little bit of that spa feeling. Ample room to park 2 cars in the garage and a 3rd car outside of the garage, in the lane. Sprinkler system installed in front yard, for natural garden. Laneway Build letter available.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-465-7527



494 Willard Ave		Sold: \$1,499,000
Toronto Ontario M6S 3R6		List: \$1,298,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$6,358.92/2024	For: Sale	% Dif: 115
Sold Date: 05/13/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: W	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	19.5 x 109.17 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Willard Avenue & Annette Street		

MLS#: W12127243	PIN#: 213790226
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
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: 51-99	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fenced Yard, Library, Park, Place Of	Farm/Agr:
Assessment: POTL:	Worship, Public Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 10.76	Hardwood Floor	Bay Window	Pot Lights
2	Dining	Main	10.99	x 10.99	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	11.42	x 15.26	Quartz Counter	Eat-In Kitchen	W/O To Garden
4	Office	Main	11.84	x 7.58	Hardwood Floor	O/Looks Garden	West View
5	Prim Bdrm	2nd	10.66	x 15.42	Hardwood Floor	Double Closet	Large Window
6	2nd Br	2nd	10.66	x 10.66	Hardwood Floor	Bay Window	Closet
7	3rd Br	2nd	10.83	x 9.32	Hardwood Floor	O/Looks Garden	West View
8	Rec	Bsmt	20.01	x 14.17	4 Pc Bath	Tile Floor	Brick Fireplace
9	Laundry	Bsmt	6.59	x 6	Tile Floor		

Client Remks: Welcome To 494 Willard Avenue! A Beautifully Updated, Semi-Detached Home In The Heart Of Bloor West Village. This 3-Bedroom, 2-Bathroom Home Blends Modern Touches With Classic Charm & Boasts A Spacious, Functional Layout. The Main Floor Offers A Bright, Open Concept Living & Dining Room W/ A Versatile Bonus Room, Perfect For A Home Office. The Spacious, Updated Kitchen Comes Equipped With Ample Storage Space, Caesar Stone Counter Tops & S/S Appliances. Sliding Glass Doors Open To A Private Backyard, Perfect For Summer BBQs & Family Gatherings. Convenient Garage Parking Via Laneway Access. Upstairs Features Three Spacious Bedrooms, All Equipped With Ample Closet Space. The Large Primary Bedroom Features Built-In Closets And Plenty Of Room For A King-Size Bed. An Updated 4pc Bathroom And Linen Closet Complete The Second Level. The Fully Renovated Basement Features A Large Rec.Room, 4pc Bathroom, Laundry Room, And Ample Storage Space. Steps To Runnymede P.S., Vibrant Bloor West Village, High Park & Transit At Your Doorstep.							
Extras:							
Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437							



482 Durie St		Sold: \$1,560,000
Toronto Ontario M6S 3G7		List: \$1,399,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$6,866.78/2024	For: Sale	% Dif: 112
Sold Date: 05/06/2025		
SPIS: N	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: E	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	17.83 x 101.33 Feet	Washrooms: 2
	Irreg:	1x2xMain, 1x4x2nd
Dir/Cross St: Runnymede & Bloor		

MLS#: W12112203	PIN#: 213780080
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	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, Fenced Yard,	Farm/Agr:
Assessment: 2024 POTL:	Fireplace/Stove, Hospital, Library, Park,	Oth Struct:
POTL Mo Fee:	Public Transit, School	Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 11.15	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	11.52	x 10.24	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	14.17	x 12.24	Granite Counter	Stainless Steel Appl	Tile Floor
4	Breakfast	Main	12.24	x 6.27	W/O To Patio	Large Window	Tile Floor
5	Prim Bdrm	2nd	12.5	x 11.84	Hardwood Floor	Cathedral Ceiling	B/I Closet
6	2nd Br	2nd	11.58	x 8.66	Hardwood Floor	Mirrored Closet	
7	3rd Br	2nd	10.83	x 6.66	Hardwood Floor	Mirrored Closet	O/Looks Backyard
8	Rec	Lower	24.51	x 14.39			
9	Laundry	Lower	12.34	x 11.25			

Client Remks: Perfectly situated on a quiet, tree-lined street in the heart of Bloor West Village, 482 Durie Street is a rare opportunity to own a charming, move-in-ready home in one of Toronto's most desirable communities. This thoughtfully maintained three-bedroom, two-bathroom residence combines comfort, character, and practical design. The main floor features a bright, open-concept living and dining area that is ideal for everyday living and entertaining. A convenient powder room enhances the layout, while the well-appointed kitchen offers generous prep space, ample storage, and a cozy breakfast nook with built-in cabinetry that functions equally well for work or casual dining. Upstairs, the primary bedroom serves as a peaceful retreat with soaring vaulted ceilings, exposed beams, and custom closets. Two additional bedrooms offer ample storage and versatility for family, guests, or a home office, while a rare upper-level hallway closet adds extra convenience. The basement is partially finished and provides additional living space, well-suited for a media room, a playroom for kids or extra storage. The private backyard offers a tranquil escape from city life and leads directly to a laneway parking space. Fully enclosed, the outdoor space is safe and inviting for children or pets. Located just steps from top-rated schools, beloved local parks, boutique shops, excellent dining, and easy transit, 482 Durie Street delivers a complete lifestyle in a welcoming and connected neighbourhood.

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910



643 Beresford Ave			Sold: \$1,570,000	
Toronto Ontario M6S 3C4			List: \$1,499,000	
Toronto W02 Runnymede-Bloor West Village Toronto				
Taxes: \$5,537.44/2024		For: Sale	% Dif: 105	
Sold Date: 06/12/2025				
SPIS: N	Last Status: SLD	DOM: 49		
Semi-Detached	Fronting On: E	Rms: 6 + 2		
Link:	Acreage:	Bedrooms: 3 + 1		
2-Storey	20.03 x 157.99 Feet	Washrooms: 3		
	Irreg:	2x3x2nd, 1x3xBsmt		
Dir/Cross St: Dundas/Jane				

MLS#: W12102780	PIN#: 105190428
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
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: 1100-1500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.75	x 14.24	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Ground	19.75	x 11.32	Hardwood Floor	Pot Lights	Large Window
3	Kitchen	Ground	14.17	x 14.14	Quartz Counter	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	12.7	x 9.81	Hardwood Floor	3 Pc Ensuite	Pot Lights
5	2nd Br	2nd	8.99	x 7.94	Hardwood Floor	Pot Lights	Large Window
6	3rd Br	2nd	11.25	x 9.51	Hardwood Floor	Pot Lights	Large Window
7	Rec	Bsmt	16.4	x 11.29	Pot Lights	Window	Pot Lights
8	Br	Bsmt	11.06	x 8.3	Pot Lights	Window	3 Pc Ensuite

Client Remks: Fully renod semi-det w/ city permits & meets city building codes. Over \$400K in renos! Rare 158-ft deep lot ideal for outdoor fun/entertaining. Located In a vibrant, family-friendly community w/ parks, shops, schools, & great transit! New roof, furnace, CAC, wiring, & plumb. Inside: sleek hrdwd, smooth clngs, pot lights, zebra blinds, & stylish fxtrs. Chefs kitch w/ quartz cntrs, s/s appls (gas cooktop + pot filler), waterfall isl/brkfst bar. Glass-railed stairs to bright 2nd flr w/ skylight. 3 spacious bdrms w/ B/I closets + 2 luxe baths (LED mirrors, frameless glass showers, upgraded toilets). Find bsmt w/ lg rec rm + 3pc ensuite bdrm. Huge bkyd w/ deck & interlock patio. Interlock drvwy fits 2 cars. 200A service.

Extras:
Listing Contracted With: HOMELIFE LANDMARK REALTY INC.905-305-1600



681 Durie St			Sold: \$1,586,000		
Toronto Ontario M6S 3H4			List: \$1,198,000		
Toronto W02 Runnymede-Bloor West Village Toronto					
Taxes: \$5,007.02/2024			For: Sale		% Dif: 132
Sold Date: 04/15/2025					
SPIS: N		Last Status: SLD		DOM: 8	
Semi-Detached		Fronting On: E		Rms: 7 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		18 x 102 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xBsmt	
Dir/Cross St: Runnymede/St Johns					

MLS#: W12066718			PIN#: 105190359		
Assignment: N			Fractional Ownership: N		

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:		
Fam Rm:	Y	Drive:	Mutual	Cable TV:	A	Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone: A
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal	
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:	100+	Prop Feat:		Retirement:	N	
Apx Sqft:	1100-1500	Family Room, Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit				
Assessment:	2024					
POTL Mo Fee:	N					
Laundry lev:	Lower					

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.39	x 13.12	Open Concept	Hardwood Floor	Window
2	Dining	Ground	10.4	x 12.96	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Ground	12.86	x 10.63	Stainless Steel Appl	Hardwood Floor	Centre Island
4	Family	Ground	13.02	x 11.68	Skylight	W/O To Yard	Pot Lights
5	Prim Bdrm	2nd	11.29	x 12.01	B/I Closet	Window	Hardwood Floor
6	2nd Br	2nd	8.07	x 12.07	Window	Closet	Hardwood Floor
7	3rd Br	2nd	8.23	x 11.06	Closet	Hardwood Floor	Window
8	Rec	Bsmt	12.6	x 21.29	3 Pc Bath	Open Concept	Above Grade Window
9	Laundry	Bsmt	6.69	x 7.25	Pot Lights	Hardwood Floor	

Client Remks: Welcome to this magazine-worthy home, a true gem that will take your breath away the moment you step inside. Every inch of this stunning renovation has been carefully crafted, with impeccable attention to detail, design, and style. The moment you enter, you're greeted by a cozy front seating area, perfectly designed with a cutout for a gas/electric fireplace ideal for relaxing and unwinding after a long day. Just beyond, the open-concept main floor unfolds, featuring a spacious dining area large enough to host family gatherings and dinner parties. The gorgeous white kitchen is a chef's dream, with sleek quartz countertops, a large center island with ample storage, and top-of-the-line appliances. An extension added in 2022 has elevated the living space even further, with floor-to-ceiling glass walls that frame views of your private backyard oasis. Skylights bathe the home in natural light, enhancing the fresh, bright atmosphere. Throughout the main/2nd floor, you'll find Canadian white oak hardwood floors(installed in 2022) that add warmth and elegance to the space. Upstairs, you'll find three spacious bedrooms, each with its own charm. The primary suite is a true retreat, offering plenty of closet space, with built-ins (added in 2024) designed to meet all your storage needs. The tastefully designed 4-piece bathroom features high-end marble tile floors, providing a luxurious feel (renovated in 2021). The fully finished basement adds even more living space, complete with great ceiling height for entertaining or relaxation. A beautiful 3-piece bathroom and a well-appointed laundry area with a new washing machine (installed in 2024) make this level as functional as it is stylish. The home is perfectly positioned for urban living walking distance to the junction and Bloor strip, Top rated schools(King George/Humbercrest) and the city's best parks and trails to connect with nature (High Park/Humber river trail). This home has it all, move in and enjoy!

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



497 Armadale Ave			Sold: \$1,600,000
Toronto Ontario M6S 3Y1			List: \$1,498,888
Toronto W02 Runnymede-Bloor West Village Toronto			
Taxes: \$5,307/2024		For: Sale	% Dif: 107
Sold Date: 04/22/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2-Storey	19.83 x 114.1 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 1x3xBsmt, 1x3x2nd, 1x4x2nd	
Dir/Cross St: Jane St / Annette St			

MLS#: W12084270		PIN#: 213790083			
Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	114.10 F
Fam Rm:	Y	Drive:	Other	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
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:	Family Room	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
Client Remks: Absolutely Gorgeous Fully, Newly & Wonderfully Renovated 2 Storey Semi-Detached With Functional Open Concept Layout and High Quality Finishes, Located In Highly Sought After Bloor West Village. Brand New Windows And Doors, Floors, Electrical and Plumbing Throughout Home. This Three Bedroom 4 Bathroom Home Offers A Bright And Airy Open Concept Main Floor W 9ft Ceilings and Large Principle Living Spaces. Customize The Spacious Back Yard As you Desire. 8ft Height Fully Finished Basement With a top of the line Bathroom and a Separate Entrance. All Renovations Done By Permits. Full Inspection Report Available Upon Request. **EXTRAS** Steps to shops and restaurants. Shared Drive way.					
Extras:					
Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC.416-234-2424					


340 Armadale Ave
Toronto Ontario M6S 3X6

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,916.85/2024**For:** Sale**Sold:** \$1,601,000**List:** \$1,398,000**Sold Date:** 06/05/2025**% Dif:** 115**SPIS:** N**Last Status:** SLD**DOM:** 9**Semi-Detached****Fronting On:** W**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3**2-Storey**

15.42 x 98.75 Feet

Washrooms: 2**Irreg:**

Rear 33.55 Ft L Shaped

1x3x2nd, 1x4xLower

Lot S/T Row

Dir/Cross St: Bloor and Jane**MLS#:** W12177352**PIN#:** 213810019

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	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:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit,		Oth Struct:	
POTL Mo Fee:		School, School Bus Route		Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 13.16	Fireplace	Pot Lights	Combined W/Dining
2	Dining	Main	10.5	x 10.01	Open Concept	Pot Lights	
3	Kitchen	Main	13.16	x 10.01	Stone Counter	Undermount Sink	Stainless Steel Appl
4	Family	Main	13.32	x 8.99	Tile Floor	Large Window	Ceiling Fan
5	Prim Bdrm	2nd	14.01	x 12.66	California Shutters	O/Looks Frontyard	Hardwood Floor
6	2nd Br	2nd	10.99	x 8.01	California Shutters	Hardwood Floor	
7	3rd Br	2nd	10.6	x 8.01	California Shutters	Hardwood Floor	
8	Rec	Lower	24.02	x 11.58	Open Concept	Laminate	4 Pc Bath
9	Laundry	Lower	9.74	x 4.49	Tile Floor	Laundry Sink	

Client Remks: Fabulous family home recently renovated in the desirable Bloor West Village neighbourhood. Rare private drive, detached garage and 2 parking included! Prime location near the best grocers, cafes, boutique shops, restaurants, subway, amazing schools and community. The covered front porch welcomes you home to the lovely Armadale Ave with south and west exposures and solarium. Corner lot fills this home with so much light and love. Open-concept living and dining features a fireplace, hardwood floors, modern kitchen with stone counters, breakfast bar, new gas stove and hood vent. Bonus main floor family room overlooks the patio to enjoy these longer summer nights, the professional garden and side yard for entertaining. Contemporary finishes with upgraded details, new light fixtures, finished basement, spa-like washrooms, new furnace. King sized primary and multiple storage solutions.

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392



3A Humberview Rd		Sold: \$1,610,000
Toronto Ontario M6S 4V9		List: \$1,649,000
Toronto W02 Lambton Baby Point Toronto		
Taxes: \$7,675/2024	For: Sale	% Dif: 98
Sold Date: 04/28/2025		
SPIS: N	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: S	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 4
2-Storey	22.97 x 100 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Jane St and Bloor St W		

MLS#: W12095409	PIN#: 105230200
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Pvt Double	Cable TV:
Basement: Finished	Gar/Gar Spcs: Built-In / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	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:	Retirement:
Apx Sqft: 1500-2000	Fenced Yard, Fireplace/Stove, Library,	Farm/Agr:
Assessment: POTL:	Park, Public Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Slate Flooring	2 Pc Bath	Closet
2	Living	Main	22.41	x 16.01	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	15.22	x 9.06	O/Looks Backyard	Hardwood Floor	Pot Lights
4	Kitchen	Main	15.12	x 9.02	Centre Island	Eat-In Kitchen	W/O To Deck
5	Prim Bdrm	2nd	15.58	x 9.28	W/I Closet	4 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	12.86	x 9.35	Large Window	Closet	Hardwood Floor
7	3rd Br	2nd	11.68	x 8.83	Window	Closet	Hardwood Floor
8	4th Br	2nd	8.14	x 8.89	Closet	Window	Hardwood Floor
9	Rec	Bsmt	17.65	x 16.4	Gas Fireplace	3 Pc Bath	B/I Bookcase
10	Laundry	Bsmt	10.5	x 8.37			

Client Remks: Welcome to 3A Humberview Rd, a beautifully renovated, move-in ready home in one of Torontos most sought-after neighbourhoods. Nestled on a quiet, family-friendly street just steps from the shops of Jane Street, the Junction, and all the charm of Bloor West Village, this spacious 4 bedroom, 4 bathroom home offers the perfect blend of style, comfort, and convenience. Inside, youre welcomed by a bright open concept main floor, ideal for both entertaining and everyday living. The heart of the home is the chef-inspired kitchen featuring a large island, stainless steel appliances, and tons of storage. Walk out to the sun-soaked south-facing deck and private backyard - perfect for summer dinners or a quiet morning coffee. Upstairs, the serene primary suite boasts a 4-piece ensuite, while three additional bedrooms & a 3-piece family bath offer plenty of space for family or guests. The finished lower level features a cozy rec room with gas fireplace, a 3-piece bath, and loads of flexible space for movie nights, a home office, or gym. Additional highlights include: hardwood floors throughout, direct access to a private garage plus parking for two more cars, and a location that cant be beat with just a 7-minute stroll to Jane Subway Station, access to top-rated schools (Runnymede PS, St. Pius X, Humberstone CI), parks, Humber River trails, and more. This is the one you've been waiting for!							
Extras:							
Listing Contracted With: <u>KELLER WILLIAMS CO-ELEVATION REALTY</u> 416-236-1392							


20 Hanley St
Toronto Ontario M6S 2H4

Toronto W02 Runnymede-Bloor West Village Toronto

Taxes: \$6,609/2024**For:** Sale**Sold:** \$1,640,000**List:** \$1,579,000**% Dif:** 104**Sold Date:** 04/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

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

2-Storey

37.49 x 142.45 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xGround, 1x3xBsmt

Dir/Cross St: Annette and Jane**MLS#:** W12082851**PIN#:** 105200196

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Other / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.26	x 12.83	Hardwood Floor
2	Dining	Main	7.81	x 11.09	Hardwood Floor
3	Kitchen	Main	14.3	x 12.89	Hardwood Floor
4	Mudroom	Main	7.05	x 7.71	O/Looks Backyard
5	Prim Bdrm	2nd	14.6	x 13.22	B/I Closet
6	2nd Br	2nd	11.15	x 12.7	Closet
7	3rd Br	2nd	10.33	x 7.19	O/Looks Backyard
8	Br	Bsmt	7.94	x 11.71	Above Grade Window
9	Kitchen	Bsmt	16.01	x 8.4	Stainless Steel Appl
10	Living	Bsmt	12.17	x 11.88	Walk-Up

Client Remks: This is one you shouldn't wait to see. Not your average 3 bedroom semi with a few points that make it better than most! Main floor is completely updated, open concept, custom kitchen with centre island, extra bright dining room with Bay window and an added mudroom and 3 piece bathroom, plus walk out to the large green backyard. Don't forget to check out the amazing patio with sail shade behind the spacious, newer garage plus separate garden shed (or playhouse.) Primary bedroom has custom built-in cabinetry and window seat. Fully finished basement with completely separate entrance, living room, 2nd eat-in kitchen and bedroom, plus a 3rd bathroom. Possibly the best part of this home is that amazing location and extra-large lot at over 37 feet by 140 feet featuring a private drive leading to your full garage with power. All on a quiet one way street that is walkable to restaurants, cafes, schools and through the upscale homes of Baby Point to the Humber River & Trails or head out in the opposite direction to Bloor Street and High Park.

Extras:**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-5100



85 Harshaw Ave
Toronto Ontario M6S 1X9

Toronto W02 Lambton Baby Point Toronto

Taxes: \$10,708.03/2024

For: Sale

Sold: \$1,950,000

List: \$1,998,000

% Dif: 98

Sold Date: 06/12/2025

SPIS: N

Last Status: SLD

DOM: 7

Triplex

Fronting On: W

Rms: 10 + 4

Link:

Acreage:

Bedrooms: 6

2-Storey

54.62 x 123 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Baby Point Rd & Jane St

MLS#: W12200595

PIN#: 105220300

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Attached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	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:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	19	x 13.25	Gas Fireplace	Pot Lights	W/O To Balcony
2	Dining	2nd	19	x 13.25	Combined W/Living	Pot Lights	
3	Kitchen	2nd	12.99	x 11.32	Stainless Steel Appl	Pot Lights	Tile Floor
4	Prim Bdrm	2nd	13.25	x 12.5	Double Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	12.5	x 10.83	Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	10.66	x 10.6	Double Closet	Large Window	Hardwood Floor
7	Living	Main	19.42	x 13.58	Window Flr to Ceil	W/O To Balcony	
8	Dining	Main	19.42	x 13.58	Combined W/Living		
9	Kitchen	Main	13.25	x 11.32	Stainless Steel Appl	Large Window	Pot Lights
10	Prim Bdrm	Main	13.25	x 12.5	Double Closet	Large Window	
11	2nd Br	Main	12.5	x 10.83	Closet	Large Window	
12	3rd Br	Main	10.66	x 10.6	Double Closet	Large Window	
13	Living	Lower	26.25	x 14.01	W/O To Patio	Window	Tile Floor
14	Kitchen	Lower	8.5	x 6.17	Pot Lights	Double Sink	Tile Floor
15	Utility	Lower	19	x 9.25			
16	Laundry	Lower	8.01	x 7.58	Laundry Sink	Window Flr to Ceil	

Client Remks: The multi-family residence of your dreams! Presenting this exceptional, purpose-built mid-century modern triplex, tucked away on a family-friendly cul-de-sac, just steps to Lessard Park in Baby Point! Highlights: Deceptively spacious backsplit with 3400 square ft of living space | Architect-designed custom build on a premium 66 x 133 property | Beautiful west tree-top and sunset views over the verdant Humber River valley | Two generous 1,300 three-bedroom suites & one studio suite with green space | Immaculately maintained with renovated kitchen & bathrooms, HVAC, flooring, wiring, roof | Long and wide balconies with west views | Double private drive with built-in double garage & parking for four cars Quiet, secluded and serene setting Vacant possession on closing | Walk to subway, Humber River trails & the shops, cafes and eateries of Baby Point Gates & Bloor West Village | Amazing opportunity for co-ownership, investment, supplemental rental income or multi-generational living.

Extras:

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