



**14 Morland Rd**  
**Toronto Ontario M6S 2M8**

Toronto W02 Runnymede-Bloor West Village Toronto

**Taxes:** \$5,180.58/2025

**For:** Sale

**Sold:** \$725,000  
**List:** \$798,000

**Sold Date:** 11/13/2025

**% Dif:** 91

**SPIS:** N

**Last Status:** SLD

**DOM:** 36

Detached

**Fronting On:** N

**Rms:** 4 + 2

Link: N

**Acreage:**

**Bedrooms:** 2 + 1

Bungalow

22 x 110 Feet

**Washrooms:** 2

**Irreg:**

1x4xBsmt, 1x2xMain

**Dir/Cross St:** Dundas & Windermere **Directions:** Dundas & Windermere

**MLS#:** W12451845

**PIN#:** 105190216

**Legal:** PT LT 37 PL 847 TWP OF YORK AS IN CA678961; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> None	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100	<b>Prop Feat:</b>	<b>HST Applicable to:</b> Not Subject to HST
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Primary Bedroom - Main	<b>Sale Price:</b>
<b>Foundation:</b> Block	Floor, Water Heater	<b>Farm/Agr:</b>
<b>Assessment:</b> 2025 POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 15.09	Broadloom		
2	Kitchen	Main	15.26	x 12.2	Ceramic Floor	Eat-In Kitchen	
3	Prim Bdrm	Main	13.98	x 11.42	Broadloom	Walk-Out	Double Closet
4	2nd Br	Main	10.3	x 8.99	Broadloom		
5	3rd Br	Bsmt	14.14	x 10.96	Broadloom	Closet	
6	Laundry	Bsmt	11.12	x 7.55			

**Client Remarks:** Opportunity knocks in one of Toronto's most desirable west-end neighborhoods! This solid 2+1 bedroom bungalow offers endless potential for first time home buyers, downsizers, renovators or builders. Set on a quiet tree lined street just steps to the Junction shops, cafes, restaurants, schools, parks and transit this property is brimming with possibilities. Very functional layout with high ceilings. Bright principle rooms, eat-in kitchen with stainless steel appliances, walkout from primary bedroom to private treed backyard. An oasis for relaxing + entertainment + family life. \*\*EXTRAS: fridge, stove, washer, dryer, dishwasher\*\*

**Inclusions:** All ELF's and window coverings.

**Listing Contracted With:** Royal LePage Security Real Estate 416-654-1010



**546 Jane St**  
**Toronto Ontario M6S 4A4**

Toronto W02 Runnymede-Bloor West Village Toronto

**Taxes:** \$3,951.41/2025

**For:** Sale

**Sold:** \$800,000  
**List:** \$848,000

**Sold Date:** 11/13/2025

**% Dif:** 94

**SPIS:** N

**Last Status:** SLD

**DOM:** 9

Detached

**Fronting On:** W

**Rms:** 5

Link: N

**Acreage:**

**Bedrooms:** 3

Bungalow

25 x 95 Feet

**Washrooms:** 2

**Irreg:**

1x4xMain, 1x3xBsmt

**Dir/Cross St:** Jane and Dundas W

**Directions:** South of Dundas W on the west side of Jane St

**MLS#:** W12509888

**PIN#:** 105280384

**Legal:** PT LT 53 PL 1001 TWP OF YORK AS IN CA394889, S/T & T/W CA394889; TORONTO (YORK) , CITY OF TORONTO

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Partially Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1924  
**Yr Built Source:** MPAC  
**Apx Sqft:** 700-1100  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:** Mutual  
**Drive:** Mutual  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat: Interior Feat:** Carpet Free

**Zoning:**  
**Cable TV:** A  
**Gas:** Y  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living		16.4	x 10.5	Hardwood Floor	Large Window
2	Dining		10.83	x 9.74	Hardwood Floor	Separate Rm
3	Kitchen		12.4	x 10.5	Tile Floor	Stainless Steel Appl Large Window
4	Prim Bdrm		11.52	x 10.93	O/Looks Backyard	Hardwood Floor
5	2nd Br		10.76	x 8.07	Hardwood Floor	Closet
6	3rd Br		10.24	x 8.07	Hardwood Floor	Closet

**Client Remarks:** Let me introduce you to Jane. 546 Jane to be exact!!! Adorable 3 bdrm bungalow in an amazing neighbourhood! An opportunity for both renovators or first time buyers to own a piece of land in the city at the price of a box in the sky. Cute little backyard, partially finished basement w/bathroom and laundry combo that can be used "as is" or a blank slate for your vision. Lots of extra storage in the basement. An easy midday stroll to The Junction for brunch at the Dirty Food Eatery, or an intimate evening out at Luna Junction. And if the Junction isn't your vibe, you can stroll down to Bloor West and wander through all the cute local stores and markets for fresh veggies. Highly rated Humbercrest Public School that offers French Immersion for families with young ones and steps to the Humber River Trail for those looking for an easy escape to nature. A/C, Furnace and HWT (2022) all owned. Roof approx 11 years old. Water main upgraded (2024). Newer appliances. Entire top floor freshly painted. Move in, unpack and add your personal touches to make this little home your slice of heaven!!

**Inclusions:** Existing S/S (Fridge, Flattop Stove, B/I Dishwasher, Rangehood), Stacked White Washer and Dryer, All ELF's, All Window Coverings, HWT (owned), GB&E, A/C. Mutual drive and legal parking. Previous owner used parking in the back, current owner has street permit parking (larger vehicle)

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



**115 Brookside Ave**  
**Toronto Ontario M6S 4G8**  
 Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$5,365/2024      **For:** Sale      **Sold:** \$825,000  
**Sold Date:** 08/26/2025      **List:** \$899,900

**SPIS:** N      **Last Status:** SLD      **DOM:** 32

Detached      **Fronting On:** E      **Rms:** 6  
**Link:** N      **Acreage:**      **Bedrooms:** 2 + 1  
 Bungalow      24.98 x 117.16 Feet      **Washrooms:** 1  
**Irreg:**      1x4xMain

**Dir/Cross St:** JANE AND DUNDAS      **Directions:** JANE AND DUNDAS

**MLS#:** W12307463

**PIN#:** 105280187

**Assignment:** N

**Fractional Ownership:** N

**Legal:** PT LT 104 PL 878 TWP OF YORK AS IN TB760429, S/T & T/W TB760429; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Y <b>Hydro:</b> Y
<b>Basement:</b> Full / Unfinished	<b>Park/Drive:</b>	<b>Gas:</b> Y <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Water:</b> Municipal
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1926	<b>Prop Feat:</b> Fireplace/Stove	<b>Under Contract:</b> Hot Water Heater
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Porch	<b>HST Applicable to:</b> Included In
<b>Apx Sqft:</b> 700-1100	<b>Interior Feat:</b> Carpet Free, Primary	<b>Sale Price:</b>
<b>Lot Shape:</b> Rectangular	Bedroom - Main Floor	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> Survey	<b>Security Feat:</b> None	<b>Oth Struct:</b> Garden Shed
<b>Roof:</b> Asphalt Shingle		<b>Survey Year:</b> 1991
<b>Foundation:</b> Concrete Block		<b>Survey Type:</b> Available
<b>Assessment:</b> <b>POTL:</b> N		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.19	x 12.5	Hardwood Floor	Fireplace
2	Dining	Main	11.38	x 10.1	Hardwood Floor	
3	Kitchen	Main	13.91	x 9.02	Hardwood Floor	B/I Dishwasher
4	Prim Bdrm	Main	20.57	x 9.02	East View	Hardwood Floor
5	2nd Br	Main	9.65	x 9.02	East View	Hardwood Floor
6	Den	Main	9.28	x 7.45	East View	Closet

**Client Remks:** This might be 2025's best opportunity to get a detached home in Runnymede BWV! If you're just starting in your first home this is a fantastic chance to make your mark in a vibrant, well-established neighbourhood. The inviting full width front porch welcomes you to a living room with gas fireplace (as is) and dining room opened to the kitchen for better flow. The rear of the home has been extended, providing for a huge primary bedroom and a sitting room off the second bedroom. Steps to Summerhill Market and Loblaws. A short walk to Humbercrest P.S., Runnymede Collegiate, St. James, James Culnan Schools and Under 2 km from the Subway.

**Inclusions:** Includes - fridge, stove, built in dishwasher, clothes washer, existing light fixtures, garden shed, ductless air conditioner unit, workbench in basement

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



<b>625 Windermere Ave</b> <b>Toronto Ontario M6S 3L9</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$6,470.06/2025 <b>For:</b> Sale <b>Sold Date:</b> 07/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 5			<b>Sold:</b> \$1,200,000 <b>List:</b> \$999,000 <b>% Dif:</b> 120
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 122 Feet	<b>Washrooms:</b> 2	1x4x2nd, 1x3xLower
<b>Irreg:</b>			
<b>Dir/Cross St:</b> Windermere Ave & Colbeck St <b>Directions:</b> Windermere Ave & Colbeck St			

**MLS#:** W12256689

**PIN#:** 213770013

**Legal:** PT LT 42 PL 987 WEST TORONTO JUNCTION AS IN CA564698; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1920	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, School	<b>HST Applicable to</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Porch	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> None, Water Heater Owned	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b> Garden Shed
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> None
<b>Foundation:</b> Brick		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 12.17	Brick Fireplace	Large Window	Hardwood Floor
2	Dining	Main	14.01	x 10.01	Large Window	Hardwood Floor	
3	Kitchen	Main	14.01	x 8.83	W/O To Deck	Double Sink	Tile Floor
4	Prim Bdrm	2nd	14.17	x 10.6	Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	14.01	x 10.01	Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	10.5	x 8.99	Stainless Steel Sink	Window	Carpet Free
7	Rec	Lower	16.99	x 9.32	Window		
8	Br	Lower	9.32	x 8.99	Window	B/I Shelves	
9	Laundry	Lower	21	x 8.99	3 Pc Ensuite	Laundry Sink	

**Client Remks:** A fantastic entry-level opportunity in the heart of Bloor West Village. This detached 3-bedroom brick home sits on a generous 25 x 122 ft lot, that offers room to grow or renovate. With 1,260 square feet of above-grade living space, it features a bright kitchen walkout to a wood deck, a charming living room with hardwood floors and a brick-surround fireplace, and a dining room that overlooks a deep, fully fenced garden oasis. Throughout the home, you'll find character-rich touches like a solid wood front door with glass panels, stained glass accents, and oversized windows that invite in natural light. Upstairs offers three good-sized bedrooms and a full 4-piece bath. The lower level includes a 3-piece bath, laundry area with sink, spacious under-porch storage, large above-grade windows, and an additional room at the rear. Outside, the front entrance is complemented by a covered porch, while the backyard is shaded by mature trees and includes a shed. A separate side entry to the lower level via the walkway adds flexibility. All just steps to Beresford Park and within the coveted catchment for Runnymede PS, St. Pius X and Humberside Cl. A short stroll to the Runnymede subway and the vibrant cafes, restaurants, and shops of Bloor West Village.

**Inclusions:** See Schedule B

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



**114 Jane St**  
**Toronto Ontario M6S 3Y6**  
 Toronto W02 Runnymede-Bloor West Village Toronto

**Taxes:** \$6,424.82/2025      **For:** Sale      **Sold Date:** 10/01/2025      **% Dif:** 92

**SPIS:** N      **Last Status:** SLD      **DOM:** 23

**Detached**      **Fronting On:** W      **Rms:** 7 + 2  
**Link:** N      **Acreage:**      **Bedrooms:** 3 + 1  
**2-Storey**      **25.08 x 91 Feet**      **Washrooms:** 2  
**Irrig:**      **Dir/Cross St:** Bloor St W/Jane St      **Directions:** Bloor St W/Jane St

**MLS#:** W12389507

**PIN#:** 105230224

**Legal:** PT LT 47-48 PL 873 TORONTO (WEST TORONTO JUNCTION) AS IN CT429360; T/W & S/T CT429360; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Right Of Way	<b>Gas:</b>
<b>Heat:</b> Forced Air / Oil	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Public Transit, School	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Wheelchair Access	<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Concrete	<b>Security Feat:</b> Alarm System	<b>Sale Price:</b>
<b>Assessment:</b> POTL:		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b> Fence - Partial, Shed
<b>Laundry lev:</b> Lower		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	13.45	x 6.66	Hardwood Floor	Closet	Window
2	Living	Ground	13.62	x 12.14	Hardwood Floor	Fireplace	Wood Trim
3	Dining	Ground	14.14	x 9.51	Hardwood Floor	Wood Trim	Plate Rail
4	Kitchen	Ground	15.03	x 9.35	Renovated	Quartz Counter	Breakfast Bar
5	Family	Ground	15.88	x 9.71	W/O To Garden	Hardwood Floor	Sliding Doors
6	Prim Bdrm	2nd	13.22	x 10.86	Broadloom	Closet	Window
7	2nd Br	2nd	15.03	x 9.38	Broadloom	Closet	Window
8	3rd Br	2nd	11.58	x 9.28	Broadloom	Closet	Window
9	Rec	Bsmt	17.62	x 8.37	Tile Floor	Above Grade Window	Combined W/Br
10	Laundry	Bsmt	18.34	x 12.14	Tile Floor		Renovated
11	Utility	Bsmt	12.14	x 18.34	Ceramic Floor		

**Client Remks:** Updated Immaculate Brick Detached Home In Prime Bloor West Village/Baby Point Neighbourhood. One Block North Of Bloor & The Subway. This Beautiful Home Was Renovated In The Last 15 Years. It Features A Spacious Living Room With Brick Fireplace(Not Operational - In As Is Condition) Newer (2017) Hardwood Floors Through The Main Floor, Wood Trims & Sconce. It Has A Large Dining Room With Plate Railing. Fabulous Renovated Kitchen (In 2018) With Quartz Counters & Breakfast Bar, Custom White Cabinets With Large Pantry & Walk Out To The Renovated Family Room With Hardwood Floors And Sliding Glass Doors To The Gorgeous Fully Landscaped By Sheridan Nurseries Oasis Garden With Urban Summer House/Shed. The Second Floor Features 3 Spacious Bedrooms & Renovated 4 Pc Bathroom With Soaker Tub. Finished Basement With Separate Entrance Was Professionally Waterproofed In 2010. It Features Ceramic Floors & Above Grade Windows. It Has A Rec Room Or Bedroom, Laundry Room With Sink; 3pc Bathroom With Separate Shower & Large Utility Room Combined W/Furnace Room & Storage Space. House Has Alarm System, 2023 New Roof, Newer Oil Tank. House Was Rewired In 2015; It Has Newer Insulation In The Attic & Three Beautiful Wrought Iron Security Screen Doors With Deadbolts. This Home Is Located One Block South Of Colbeck & One Block North Of Bloor St Vibrant Life With Many Boutiques, Restaurants, Many Parks & Top Rated Schools Nearby. This Home Has A Handicap Ramp Access At The Back.

**Inclusions:** Stove, Fridge, Dishwasher, microwave. Washer and Dryer. Electrical Light Fixtures. Window Coverings.

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3436



<b>418 Willard Ave</b> <b>Toronto Ontario M6S 3R5</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$8,935.35/2025 <b>For:</b> Sale <b>Sold Date:</b> 09/09/2025 <b>% Dif:</b> 133 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,725,000 <b>List:</b> \$1,299,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 10 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 5	
2-Storey	33 x 114.17 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xMain, 1x3x2nd	
<b>Dir/Cross St:</b> Runnymede and Bloor St W <b>Directions:</b> South of Ardagh, North of Colbeck.			

**MLS#:** W12374366

**PIN#:** 213800204

**Legal:** Pt Lt 122 Pl 987 West Toronto Junction As In CA232038; City Of Toronto

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Oil	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Under Contract:</b> Hot Water Tank-Electric
<b>Lot Shape:</b> Rectangular	<b>Interior Feat:</b> Storage	<b>HST Applicable to</b> Included In
<b>Roof:</b> Other		<b>Sale Price:</b>
<b>Foundation:</b> Other		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 15.09	Broadloom	Fireplace	Combined W/Dining
2	Dining	Main	8.86	x 14.44	Broadloom	Window	Combined W/Living
3	2nd Br	Main	20.01	x 7.55	Broadloom	Closet	O/Looks Garden
4	3rd Br	Main	10.17	x 7.87	Broadloom	Window	O/Looks Garden
5	Kitchen	Main	10.83	x 6.23	Window	Vinyl Floor	
6	Prim Bdrm	2nd	10.83	x 13.45	Broadloom	Fireplace	Bay Window
7	4th Br	2nd	8.53	x 8.2	Broadloom	Closet	W/O To Balcony
8	Living	2nd	8.86	x 16.08	Broadloom	Window	Coffered Ceiling
9	Br	2nd	11.81	x 9.84	Broadloom	Closet	O/Looks Garden
10	Kitchen	2nd	11.15	x 7.55	Window	Vinyl Floor	

**Client Remks:** Welcome to 418 Willard Ave where opportunity knocks! This home presents a rare opportunity to acquire a 33 foot wide lot with a private drive in prime Bloor West Village, just waiting for your personal touch. The homes large footprint provides over 1939 sqft above ground and 2947 sqft in total, allowing you the choice to renovate the existing house, extend or build new! Conceptual renderings and floor plans have been produced to showcase the home's full potential as a single family home. The home currently has 2 units on the main and second floor, with five bedrooms and two living areas, as well as a partially finished basement with 7ft ceiling height. The back garden is wide, private and fully fenced-in, featuring a double garage, offering garden suite potential. The front of the property is east facing, the rear of the property faces west, filling the garden and house with beautiful sunlight. The location can not be beaten for schools, amenities, access to TTC and parks. Situated in the heart of Bloor West Village within Runnymede Jr/Sr, Humberstone CI and St Pius catchments. Walk to the shops, cafes, restaurants and boutiques located on Bloor Street W, Jane St and Annette St. Visit the local farmer's market at the top of the street or stroll to the nearby parks on Beresford, Lessard, Etienne Brule or High Park. Take full advantage of the trail network along the waterfront and Humber River or visit the nearby areas for a great selection of restaurants and bars in the trendy Junction to the east or Kingsway to the west. The property has easy access to the subway at both Jane and Runnymede, GO train access to Union at Dundas, and to the highways for access into the city and out of town. This is a rare opportunity to make the perfect home in an area that has so much to offer every lifestyle.

**Inclusions:** All appliances, window coverings, electrical light fixtures.

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



<b>767 Windermere Ave</b> <b>Toronto Ontario M6S 3M5</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$6,416/2024 <b>For:</b> Sale <b>Sold Date:</b> 09/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2			<b>Sold:</b> \$1,275,000 <b>List:</b> \$1,299,000 <b>% Dif:</b> 98
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	27 x 147 Feet	<b>Washrooms:</b> 2	
<b>Irreg:</b> <b>Dir/Cross St:</b> Annette and Windermere <b>Directions:</b> N/Annette, E/Jane			1x4x2nd, 1x3xBsmt

MLS#: W12386482

PIN#: 105200376

Legal: PT LT 46 BLK H PL 615 TWP OF YORK AS IN CY457723; S/T & T/W CY457723; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b>	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b>	Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Year Built:</b> 1912	<b>Prop Feat: Exterior Feat:</b> Porch, Privacy	<b>HST Applicable to</b>	Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Water Heater Owned,	<b>Sale Price:</b>	
<b>Apx Sqft:</b> 1100-1500	Carpet Free	<b>Farm/Agr:</b>	
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>	
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b>	None
<b>Foundation:</b> Unknown		<b>Spec Desig:</b>	Unknown
<b>Assessment:</b> 2024 <b>POTL:</b>			
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.63	x 12.8	Fireplace	Casement Windows	Hardwood Floor
2	Dining	Main	9.35	x 12.57	Casement Windows	Hardwood Floor	O/Looks Backyard
3	Kitchen	Main	12.8	x 9.61	Quartz Counter	Cork Floor	Undermount Sink
4	Sunroom	Main	10.83	x 9.61	O/Looks Backyard	Window	
5	Br	2nd	8.5	x 9.55	Casement Windows	Closet	Hardwood Floor
6	2nd Br	2nd	10.63	x 9.65	Hardwood Floor	Casement Windows	Irregular Rm
7	3rd Br	2nd	11.61	x 9.32	Window	Hardwood Floor	Closet
8	Bathroom	2nd	10.66	x 9.65	Separate Shower	Soaker	Bidet

**Client Remarks:** A fantastic opportunity to own a charming three bedroom home in Bloor West Village north. The home boasts an extensively updated modern kitchen featuring caesarstone quartz counters, a floating island and a stainless steel canopy hood over the stove. The inviting, spa like modern bath has a separate shower and soaker tub. Convenient casement windows allow for a sun-filled living area. The solid wood entrance door, hardwood floors and chandeliers offer an blend of old world charm and eye appeal. The covered front porch is shaded and greenery gives a sense of privacy. The spacious backyard provides a generous garden area with room to expand your entertaining area. The double garage has two car parking and good ceiling height with storage shelving.

**Inclusions:** Hot water tank owned, Refrigerator, stove with ss canopy, dishwasher, washer dryer. All appliances are in as is condition.

**Listing Contracted With:** KINGSWAY REAL ESTATE 905-277-2000



<b>122 Colbeck St Toronto Ontario M6S 1V5</b>			<b>Sold: \$1,563,000</b>
Toronto W02 Runnymede-Bloor West Village Toronto			<b>List: \$1,398,000</b>
<b>Taxes:</b> \$7,623.82/2025	<b>For:</b> Sale		<b>% Dif:</b> 112
<b>Sold Date:</b> 08/19/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 7	
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
1 1/2 Storey	30 x 114 Feet	<b>Washrooms:</b> 3	
	<b>Ireg:</b>	1x4xMain, 1x2x2nd, 1x3xLower	
	<b>Dir/Cross St:</b> Jane St & Bloor St W	<b>Directions:</b> Jane St & Bloor St W	

**MLS#:** W12340086

**PIN#:** 213800249

**Legal:** PT LT 55 PL 987 WEST TORONTO JUNCTION AS IN CA667155; S/T & T/W CA667155; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Finished	<b>Park/Drive:</b> Mutual	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Foundation:</b> Poured Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 10.99	Gas Fireplace	Large Window	Combined W/Dining
2	Dining	Main	13.42	x 10.99	Large Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	11.15	x 8.33	Pot Lights	Tile Floor	W/O To Patio
4	Mudroom	Main	9.51	x 7.55	Large Window	O/Looks Frontyard	
5	Br	Main	9.74	x 9.32	Window	Hardwood Floor	
6	2nd Br	Main	7.74	x 7.15	Closet	Window	Hardwood Floor
7	Prim Bdrm	2nd	17.75	x 11.68	2 Pc Ensuite	Hardwood Floor	Combined W/Nursery
8	Den	2nd	9.25	x 8.99	Closet	Combined w/Primary	Hardwood Floor
9	Nursery	2nd	10.33	x 6.59	Large Window	Hardwood Floor	
10	Office	2nd	8.01	x 5.41	Large Window	Hardwood Floor	
11	Rec	Lower	19.75	x 19.26	Closet	Broadloom	Pot Lights
12	Kitchen	Lower	9.42	x 8.43	Pass Through	Double Doors	Pot Lights
13	Br	Lower	9.15	x 8.76			
14	Laundry	Lower	7.58	x 6.99	Tile Floor	Folding Door	

**Client Remarks:** A wonderful opportunity to own a charming, picture-perfect home in the heart of Bloor West Village. Nestled on an extra-wide 30-foot lot, this beautifully maintained 1-storey residence boasts gorgeous curb appeal and a spacious, inviting front porch. With over 2,400 sq.ft. of finished living space spread across three levels, this home effortlessly balances comfort and versatility. Step inside to a character-filled interior where 9-foot ceilings, hardwood floors and a gas fireplace enhance the open-concept living and dining area, creating a warm and inviting atmosphere. The well-appointed kitchen overlooks the backyard and provides easy access to outdoor space. The main floor also features two bedrooms and/or office spaces, along with a full family bath, providing flexible living arrangements to suit your needs. Upstairs is a private retreat featuring a primary bedroom with a convenient two-piece ensuite, a well-sized nursery with views of the backyard and an additional den and separate office nook, presenting multiple options to work from home or pursue other creative hobbies. The separate side entrance leads to a fully finished lower level complete with its own kitchen, large recreation room, bedroom and full bath offering excellent flexibility for guests or potential income. Outside, enjoy a beautiful backyard oasis with a detached garage and one parking spot, providing privacy and convenience. Numerous smart upgrades have been completed throughout the home, enhancing both its efficiency and aesthetic appeal. From mechanical improvements to stylish interior updates, every detail has been addressed with care and quality in mind. Premium location! Just steps to Bloor West cafes, restaurants and shopping, Runnymede & Jane subway stations, Humber River parklands, Beresford Park and Runnymede library. Walk to top tier schools: Runnymede PS with French Immersion, St Pius X and Humberside Collegiate. This move-in-ready home is a true gem!

**Inclusions:** See Schedule B

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



<b>267 Beresford Ave Toronto Ontario M6S 3B4</b>			<b>Sold: \$1,412,000</b>
Toronto W02 Runnymede-Bloor West Village Toronto			<b>List: \$1,399,000</b>
<b>Taxes:</b> \$8,083.81/2025	<b>For:</b> Sale		<b>% Dif:</b> 101
<b>Sold Date:</b> 09/18/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 16	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 16 + 6	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1	
2-Storey	25 x 159.5 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x4xLower	
<b>Dir/Cross St:</b> Runnymede/Bloor St W <b>Directions:</b> West of Runnymede			

**MLS#:** W12375785

**PIN#:** 213760266

**Assignment:** N

**Fractional Ownership:** N

**Legal:** PT LT 89 PL 714

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Right Of Way	<b>Water:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b>
<b>Lot Size Source:</b> MPAC	<b>Exterior Feat:</b> Porch Enclosed	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b> N		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	19	x 6.99	Sliding Doors	Ceramic Floor	
2	Foyer	Main	13.48	x 6.99	2 Pc Bath	Hardwood Floor	Leaded Glass
3	Living	Main	20.34	x 11.84	Hardwood Floor	Crown Moulding	Fireplace
4	Dining	Main	16.99	x 10.83	Hardwood Floor	French Doors	Ceiling Fan
5	Kitchen	Main	16.99	x 8.01	Galley Kitchen	W/O To Sunroom	Breakfast Bar
6	Sunroom	Main	10.01	x 6.99	Hardwood Floor	Large Window	Ceramic Floor
7	Mudroom	Main	10.01	x 4.27	Window	Ceramic Floor	
8	Prim Bdrm	2nd	16.99	x 9.84	Hardwood Floor	Closet	
9	2nd Br	2nd	13.42	x 9.84	Hardwood Floor	Closet	
10	3rd Br	2nd	13.75	x 9.15	Hardwood Floor	Closet	
11	4th Br	2nd	10.5	x 9.15	Hardwood Floor	Brick Fireplace	Walk-Out
12	Kitchen	Lower	18.5	x 8.6	Ceramic Floor	Pot Lights	Above Grade Window
13	Living	Lower	18.67	x 15.49	Combined W/Dining	Walk-Out	Pot Lights
14	Br	Lower	11.15	x 8.5	Combined W/Office	Closet	Pot Lights
15	Laundry	Lower	13.48	x 8.5	Laundry Sink	Large Closet	
16	Office	Lower	8.01	x 4	Above Grade Window	Ceramic Floor	

**Client Remarks:** Prime Bloor West Village! Traditional Beresford Ave North of Bloor home full of timeless character fabulous bay window with wood trims, original hardwood floors, wainscoting, high baseboards, plate rail, leaded glass, French doors, wood trims. Located on a deep, 159 foot private lot next to a parkette, this large Bloor West home features 4 bedrooms, 3 baths, a covered front porch, classic formal rooms, and a galley kitchen with walkout to the back gardens. The spacious, professionally finished lower level, with a separate entrance has potential for a 1 bedroom in-law suite. A detached garage and parking add extra convenience. Steps to Bloor West, subway, great schools, shopping and all amenities.

**Inclusions:** ELFs, Frigidaire Stove, Amana Stove, Beaumark Refrigerator, Maytag Refrigerator, Stainless Steel Samsung Dishwasher, NuTone fan hood, Insignia Washer, General Electric Dryer, Heated Towel Rack in lower level, Ceiling fan, 2 fireplaces (all in as is condition)

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



**13 Methuen Ave**  
**Toronto Ontario M6S 1Z7**  
 Toronto W02 Lambton Baby Point Toronto

**Taxes:** \$6,251.38/2025      **For:** Sale

**Sold Date:** 10/27/2025

**SPIS:** N      **Last Status:** SLD      **DOM:** 33

Detached      **Fronting On:** S      **Rms:** 6

**Link:** N      **Acreage:**      **Bedrooms:** 2

2-Storey      23.35 x 100 Feet      **Washrooms:** 2

**Irreg:** mutual driveway      1x3x2nd, 1x1xBsmt

**Dir/Cross St:** Jane & Annette

**Directions:** one way, west from Jane between Ardagh and Annette

**MLS#:** W12424167

**PIN#:** 105220339

**Fractional Ownership:** N

**Legal:** PT LT 122 PL 1352 TWP OF YORK AS IN TB582693, S/T & T/W TB582693; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Mutual	<b>A Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b> Y
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b> A
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1928	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Ravine, School	<b>Waterfront:</b> None
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Upgraded Insulation	<b>Retirement:</b> N
<b>Apx Sqft:</b> 1100-1500		<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete Block		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b> N		<b>Survey Year:</b> 2009
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	6.07	x 5.84	Wood Floor	W/O To Garden	Window
2	Foyer	Main	3.61	x 13.42	Hardwood Floor	Closet	Staircase
3	Living	Main	13.42	x 10.5	Hardwood Floor	Pot Lights	Fireplace
4	Dining	Main	13.91	x 9.84	Hardwood Floor	O/Looks Backyard	South View
5	Kitchen	Main	13.58	x 7.41	Tile Floor	Marble Counter	Stainless Steel Appl
6	Office	Main	5.84	x 6.07	Wood Floor	Window	W/O To Yard
7	Br	2nd	15.32	x 10.93	Vaulted Ceiling	Hardwood Floor	Cedar Closet
8	2nd Br	2nd	12.6	x 10.66	Vaulted Ceiling	Hardwood Floor	Cedar Closet
9	Bathroom	2nd	6.99	x 4.99	3 Pc Bath	Heated Floor	Window
10	Laundry	Bsmt	12.01	x 4.99	Window	B/I Shelves	Laundry Sink
11	Rec	Bsmt	24.84	x 14.57	Open Concept	Window	Side Door
12	Bathroom	Bsmt	5.25	x 2.95	Window	Concrete Floor	Glass Doors

**Client Remarks:** Absolutely stunning! Fall in love with this charming century home, where original character meets thoughtful modern updates. A full back-to-the-brick renovation/restoration in 2012 showcases craftsmanship and impeccable attention to detail rarely seen, complemented by a 2021 redesign featuring a bright, open-concept kitchen with island for extra storage and prep space + ductless air conditioning with heat pumps. Everything in this home has been thoughtfully considered and has an authentic, functional purpose. Original millwork, fireplace mantel & trim refurbished or matched where replaced. Modern double hung windows, a style in keeping with the original era of the home. The sunlit main-floor office offers a quiet retreat overlooking lush perennial gardens perfect inspiring space to work from home. Upstairs, two bedrooms are framed by semi-vaulted ceilings that expose the original ceiling joists, with beadboard accents and cedar-lined closets adding warmth and function. The spa-inspired 3-piece bath features a spacious glass shower and heated marble floors. Offering approx. 1,800 sq. ft. of inviting living space (including basement), this home is as practical as it is beautiful. The fully fenced rear yard is a private & peaceful garden sanctuary, with an upper deck and a lounging deck for entertaining or relaxing at the rear of the yard. Original milk box has been insulated & trimmed in cedar now repurposed as the mailbox for the property, conveniently accessible inside by the side door at the stairs to basement. The legal front pad parking is paved with reclaimed TTC granite pavers, a nod to local history. Detached garage with garden suite potential! Steps to Bloor West Village, Baby Point, & the Junction. Convenient Access To Parks, trails, shops, amenities + walk to subway, easy hwy access.

**Inclusions:** Stainless steel: refrigerator, gas stove, range exhaust, built-in dishwasher, gas boiler & equipment (as is condition), 3 ductless heat pumps, clothes washer & dryer, all electric light fixtures (except as specifically excluded), all window blinds.

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



**125 Brookside Ave**  
**Toronto Ontario M6S 4G8**

Toronto W02 Runnymede-Bloor West Village Toronto

**Taxes:** \$6,183.51/2025

**For:** Sale

**Sold:** \$1,460,000  
**List:** \$1,549,000

**Sold Date:** 10/08/2025

**% Dif:** 94

**SPIS:** N

**Last Status:** SLD

**DOM:** 14

Detached

**Fronting On:** E

**Rms:** 7

Link: N

**Acreage:**

**Bedrooms:** 3

2-Storey

25 x 117 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Jane and St John's Rd **Directions:** Jane and St John's Rd

**MLS#:** W12423595

**PIN#:** 105280192

**Legal:** PT LT 102 PL 878 TWP OF YORK AS IN CY614825,S/T & T/W CY614825; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat: Interior Feat:</b> Carpet Free	<b>Retirement:</b>
<b>Lot Size Source:</b> MPAC		<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

**Water Body Type:** Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 10.99	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	12.99	x 8.5	Hardwood Floor	Open Concept	W/O To Yard
3	Kitchen	Main	11.32	x 9.68	Quartz Counter	Stainless Steel Appl	Breakfast Bar
4	Mudroom	Main	10.01	x 6.5	Tile Floor		
5	Prim Bdrm	2nd	12.5	x 11.84	Hardwood Floor	Large Closet	Large Window
6	2nd Br	2nd	12.01	x 8.99	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	12.01	x 8.99	Hardwood Floor	Large Closet	Large Window
8	Rec	Lower	18.34	x 8.01	Vinyl Floor	Pot Lights	Open Concept
9	Laundry	Lower	8.99	x 8.6			

**Client Remarks:** Welcome to 125 Brookside Ave, a newly renovated home in the heart of Bloor West, where original character combines with mid-century modern flair. Inside this thoughtfully designed home, you'll find an open-plan living space with engineered hardwood floors, new windows, and newly renovated kitchen and bathrooms. The welcoming enclosed porch leads into a spacious foyer with a convenient front hall closet. The cozy living room features a striking fireplace with new matchstick tiles, and the adjacent dining area features charming banquette seating and original leaded glass windows. The newly designed kitchen has quartz countertops, a waterfall edge, and an elegant matchstick tile backsplash. Enjoy stylish pendant & undercabinet lighting, along with a delightful coffee bar, microwave, and ample cabinet space. The convenient breakfast bar offers seating for 3 perfect for casual meals or entertaining with friends & family. From the kitchen and dining area, step out onto a new deck and enjoy the expansive, private fenced yard. Upstairs, you'll find 3 generous bedrooms, each with closets & engineered hardwood floors, and a renovated bathroom with new tiles and a sleek floating vanity. The lower level offers luxury vinyl flooring throughout, plus a renovated 3-piece bathroom an ideal space for a guest room, home office, or a cozy hangout for the kids. Additional features include a legal front pad parking spot and a garage, and has garden suite potential up to 1,291sq ft. Ideally located in one of West Toronto's most desirable neighbourhoods, its just a short stroll away from the vibrant shops and restaurants of Bloor West Village and The Junction, and a quick walk to the scenic Humber River Trail. Enjoy everyday conveniences with Loblaws, Summerhill Market, and several parks nearby. Plus, its in the catchment area for the highly regarded Humbercrest P.S. What a fantastic opportunity to own a beautifully renovated home in one of Toronto's most sought-after communities.

**Inclusions:** Stainless steel fridge, stove, dishwasher, hood range, microwave, washer, dryer, all electric light fixtures, banquette seat, shelves in kitchen

**Listing Contracted With:** RE/MAX WEST REALTY INC. 416-769-1616



<b>16 Halford Ave</b> <b>Toronto Ontario M6S 4E9</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$8,325.96/2024 <b>Sold Date:</b> 08/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 30			<b>Sold:</b> \$1,540,000 <b>List:</b> \$1,575,000 <b>For:</b> Sale <b>% Dif:</b> 98
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 5 + 5	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 1	
Bungalow	30 x 120 Feet	<b>Washrooms:</b> 3	
<b>Irrig:</b> <b>Dir/Cross St:</b> Jane St & Bloor St W <b>Directions:</b> Jane St & Bloor St W			1x4xMain, 1x2xMain, 1x3xLower

**MLS#:** W12288958

**PIN#:** 105230155

**Legal:** PT LT 329-333 PL 873 TWP OF YORK AS IN CA509787; T/W & S/T CA509787; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Mutual	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual, Front Yard Parking	<b>Water:</b>	<b>Municipal</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>	<b>Sewers</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Year Built:</b> 1934	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b>	<b>Included In</b>
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> None	<b>Sale Price:</b>	
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>	
<b>Foundation:</b> Block		<b>Oth Struct:</b>	
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b>	<b>None</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>	<b>Unknown</b>
<b>Laundry lev:</b>			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 12.34	Fireplace	Leaded Glass	French Doors
2	Kitchen	Main	10.83	x 9.42	Stainless Steel Appl	Granite Counter	Pot Lights
3	Dining	Main	12.34	x 10.99	Leaded Glass	Wainscoting	Wall Sconce Lighting
4	Prim Bdrm	Main	14.6	x 13.42	Large Window	Double Closet	4 Pc Ensuite
5	2nd Br	Main	10.93	x 10.76	B/I Closet	Closet	W/O To Deck
6	Rec	Lower	24.51	x 10.99	Imitation Fireplace	Pot Lights	Window
7	Office	Lower	14.01	x 13.25	Pot Lights	Combined W/Rec	
8	Br	Lower	10.17	x 8.76	W/I Closet	Window	

**Client Remarks:** A rare offering of an exquisite Tudor 2+1 bedroom bungalow in the exclusive Old Mill community featuring gracious principal rooms, classic curb appeal, mint original character, tasteful updates and more! FEATURES OF THIS HOME: Welcoming foyer with wainscoting, leaded glass window, art deco light fixture, hardwood floors, coat closet, and french door entry into living room | Warm & inviting living room enhanced by a cozy wood-burning fireplace with a stone surround, beautiful leaded glass windows, decorative sconces, hardwood floor, wood trim, built-in shelving, french door | Well proportioned formal dining room with wainscoting, sconce lighting, chandelier and a large window with decorative leaded glass. The ideal space for hosting elegant dinner parties & family gatherings | Renovated kitchen with granite counters, stainless steel appliances, pot lights, & ample storage | Primary bedroom with sitting area; west-facing & north-facing windows & luxurious four-piece ensuite bath. Ensuite bathroom features separate bathtub, glass-enclosed shower with rainfall shower head, tile wall surround and glass door, and bowl basin | Second bedroom with built-in double closet, second closet, and walk-out to backyard deck | Main floor powder room with casement window & California shutters | Separate entry to fully finished lower level with family room, bedroom with walk-in closet, partial in-floor heating, laundry room, & three- piece bath | Generous 30 x 120 lot with legal pad parking, garage & garden shed | An spacious L-shaped deck set within a beautifully landscaped garden enclosed by stone walls | Sought-after and serene setting near the Humber River, only a short walk to the subway & Bloor West Village | This is the perfect bungalow you've been patiently waiting for!

**Inclusions:** See Schedule B

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



**321 Willard Ave**  
**Toronto Ontario M6S 3R1**  
 Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$8,031.02/2025      **For:** Sale  
**Sold Date:** 11/11/2025      **% Dif:** 106

**SPIS:** N

**Last Status:** SLD

**DOM:** 8

Detached

**Fronting On:** E

**Rms:** 8 + 2

Link: N

**Acreage:**

**Bedrooms:** 4

2-Storey

25 x 156 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x2xBsmt

**Dir/Cross St:** North of Bloor St West / West of Runnymede

**Directions:** North of Bloor St West / West of Runnymede

**MLS#:** W12503464

**PIN#:** 213810202

**Legal:** Pt Lt 233 Pl 1745 Toronto As In WT68559; S/T & T/W WT68559; City Of Toronto

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished / Separate Entrance	<b>Park/Drive:</b> Mutual	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Foundation:</b> Other		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	8.2	x 9.51	Broadloom	Closet
2	Living	Main	11.15	x 16.08	Broadloom	Fireplace
3	Dining	Main	10.5	x 15.42	Broadloom	Wainscoting
4	Kitchen	Main	8.86	x 14.76	W/O To Sunroom	
5	Breakfast	Main	7.55	x 10.83	W/O To Deck	Sliding Doors
6	Prim Bdrm	2nd	9.19	x 14.11	Broadloom	Closet
7	Br	2nd	9.51	x 13.45	Broadloom	Closet
8	Br	2nd	9.51	x 10.83	Broadloom	Closet
9	Kitchen	2nd	9.19	x 11.48	O/Looks Backyard	
10	Rec	Lower	19.03	x 16.08		
11	Laundry	Lower	11.48	x 15.09		
12	Workshop	Lower	7.87	x 9.51		

**Client Remarks:** Welcome to 321 Willard Avenue, perfectly situated on one of the most desirable blocks north of Bloor Street West in the heart of Bloor West Village. This exceptional property rests on a rare 25 X156 ft. lot - one of the deepest and most coveted in the neighbourhood. Originally built in 1922 and lovingly maintained by one family for over 70 years, the home showcases enduring quality and traditional charm. Its classic four-bedroom layout is complemented by beautifully preserved original features including solid wood doors throughout, original hardwood (under broadloom), wainscoting & picture rail in the dining room - timeless details that define its character and warmth. Over the years, thoughtful updates have been made, including the addition of a bright breakfast/sunroom overlooking the expansive backyard. Beyond its heritage and setting, the property offers exceptional potential. The result is a home that feels both authentic and inviting, ready to be loved by its next owners. With approximately 2,350 sq. ft. of existing living space, buyers have the opportunity to renovate and restore, or expand to create a larger custom family home on this deep lot. The location is truly unparalleled - just steps from Bloor Street's shops, cafes, boutiques, and churches, and within the catchment of top-rated local schools (Runnymede Jr/Sr, St Pius, Humberstone CI). Close to local parks, Humber River & High Park, where families can enjoy playgrounds & hiking / biking trails. Easy access to public transit via Bloor TTC, UP Express to Union Station, and close to major highways in and out of the city. Here, every convenience and community connection is right at your doorstep in this very walkable, and community-oriented neighborhood. A once-in-a-generation opportunity to own a coveted address on one of Bloor West Village's most admired tree-lined streets. With its blend of historic charm and modern amenities the location offers a vibrant, balanced urban lifestyle for all.

**Inclusions:** House and contents are being sold in "As-Is" condition with all furniture as seen.

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



<b>100 Colbeck St Toronto Ontario M6S 1V4</b>			<b>Sold: \$1,652,000 List: \$1,610,000</b>
Toronto W02 Runnymede-Bloor West Village Toronto			
<b>Taxes:</b> \$7,971/2025	<b>For:</b> Sale		<b>% Dif:</b> 103
<b>Sold Date:</b> 11/23/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 4	
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	24 x 85 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x3x2nd, 1x4xBsmt	
<b>Dir/Cross St:</b> Colbeck Street & Durie Street <b>Directions:</b> Jane Street South to Colbeck Street			

**MLS#:** W12558914

**PIN#:** 213770046

**Legal:** PL LT 1 PL 987 WEST TORONTO JUNCTION AS IN CA521379; S/T & T/W CA521379; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> Survey	<b>Interior Feat:</b> On Demand Water Heater, Separate Heating Controls, Water Heater Owned, Water Purifier	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Block		<b>Oth Struct:</b>
<b>Assessment:</b> 2025 POTL:		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b>		Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.6	x 14.76	Gas Fireplace	Plank Floor	Large Window
2	Dining	Ground	9.58	x 13.85	Beamed	Plank Floor	Large Window
3	Kitchen	Ground	9.25	x 13.91	Corian Counter	Pot Lights	Custom Backsplash
4	Br	2nd	18.41	x 15.32	Gas Fireplace	W/O To Balcony	Custom Backsplash
5	2nd Br	2nd	9.25	x 13.58	Custom Backsplash	Plank Floor	Large Window
6	3rd Br	2nd	8.92	x 10.6	Custom Backsplash	Large Window	Hardwood Floor
7	Rec	Bsmt	15.58	x 26.25	Custom Backsplash	Large Window	Hardwood Floor

**Client Remarks:** A safe bet on Colbeck Street in the prime Bloor West Village neighborhood. This turnkey residence has been fully renovated from top to bottom, offering effortless style and modern comfort. The main floor boasts a well-defined layout with a cozy Living Room (including a gas fireplace), a formal Dining Room area with charming beamed ceilings, and a gourmet Kitchen. The kitchen is equipped with Caesar Stone countertops and backsplash, stainless steel appliances, and a walkout to a private, fenced backyard perfect for outdoor entertaining. Upstairs, you will find three spacious Bedrooms, including a luxurious primary retreat. This primary suite includes a walkout to a balcony, a sitting area with a gas fireplace, built-ins, and custom closets. The finished basement provides versatile space for a Recreation Room, Home Office, or Gym to suit any lifestyle. Throughout the home, you will find beautiful hardwood floors, two renovated and updated washrooms, and well-thought-out storage solutions. Located within the highly sought-after Runnymede School District, this home is just steps from excellent shopping, vibrant restaurants, and family-friendly parks. Plus, it is only a five-minute walk to Runnymede Subway Station, offering unparalleled walkability and convenience. Don't miss this exceptional opportunity in one of Toronto's most desirable neighborhoods.

**Inclusions:** Existing ELF's, Existing Window Coverings, Keeprite Furnace, Lennox Central Air Conditioner, General Air Humidifier, Rinnai Tankless Water Heater, Three individual Climate Control Mitsubishi Heat Pump(s)/Air Conditioners, Security System, Miele Dishwasher, Kitchenaid Fridge, Bertazzoni 4 Burner Gas Range, Bertazzoni Hood Fan, Water Purification System (Kitchen Sink), Bosch Front Load Washer & Dryer.

**Listing Contracted With:** TORLON REALTY CORPORATION BROKERAGE 416-613-1010



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

Toronto W02 Lambton Baby Point Toronto

**Taxes:** \$9,486.41/2025

**For:** Sale

**Sold:** \$1,600,000  
**List:** \$1,625,000

**Sold Date:** 09/27/2025

**% Dif:** 98

**SPIS:** N

**Last Status:** SLD

**DOM:** 18

Detached

**Fronting On:** E

**Rms:** 9

Link: N

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

30 x 123 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x2xLower

**Dir/Cross St:** Jane/Bloor St W **Directions:** north off Bloor, west of Jane

**MLS#:** W12390661

**PIN#:** 105240185

**Legal:** Plan 2714 Pt Blk M

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b> A
<b>Basement:</b> Walk-Out / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b> A
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School, Wooded/Treed	<b>Waterfront:</b>
<b>Lot Shape:</b> Irregular	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Storage, Workbench	<b>Retirement:</b> N
<b>Roof:</b> Shingles		<b>HST Applicable to:</b> Not Subject to HST
<b>Foundation:</b> Concrete Block		<b>Sale Price:</b>
<b>Assessment:</b> \$1,258,000 / 2025		<b>Farm/Agr:</b>
<b>POTL:</b>		<b>Oth Struct:</b> Shed
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 12.17	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	12.83	x 12.01	Hardwood Floor	Large Window	Crown Moulding
3	Kitchen	Main	12.01	x 6.99	Galley Kitchen	Pass Through	O/Looks Garden
4	Family	Main	15.49	x 10.01	W/O To Garden	Combined W/Solarium	
5	Prim Bdrm	2nd	14.76	x 12.01	Hardwood Floor	4 Pc Bath	
6	2nd Br	2nd	15.49	x 9.91	Hardwood Floor	Juliette Balcony	Closet
7	3rd Br	2nd	12.01	x 9.91	O/Looks Backyard	Closet	
8	4th Br	Lower	15.19	x 11.68	Fireplace		
9	Workshop	Lower	15.09	x 9.74	Concrete Floor	Irregular Rm	
10	Furnace	Lower	12.01	x 8.92	Concrete Floor	W/I Closet	Laundry Sink

**Client Remks:** Prestigious 3+1 Bedroom Old Mill Detached Brick Home. This much-desired centre-hall plan features 3+1 bedrooms with 8+ft ceilings, a spacious living room with wood fireplace, and a glass-walled family room/solarium opening to a lush, terraced backyard. The kitchen includes a pass-through to the bright dining room, while the lower street-level offers a versatile office, bedroom, or family room with fireplace. The easy lower entrance provides convenient car or children unloading and private client access to the lower-level 9ft basement. Set on a family-friendly street with many children, steps from the Old Mill, Humber River trails, and Bloor West Village shops, with easy access to highways, Jane Subway, 20 km to Pearson Airport, and just 2.2 km to the QEW.

**Inclusions:** dishwasher, microwave, fridge, stove, stackable washer/dryer. Garden Shed

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



<b>78 Humberview Rd</b> <b>Toronto Ontario M6S 1W8</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$9,156/2025 <b>Sold Date:</b> 11/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 26			<b>Sold:</b> \$1,600,000 <b>List:</b> \$1,665,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2-Storey	61.04 x 142.41 Feet	<b>Washrooms:</b> 2	1x2xBsmt, 1x3x2nd
<b>Irreg:</b>			
<b>Dir/Cross St:</b> Jane St. & Humberview <b>Directions:</b> Follow your GPS			

**MLS#:** W12464095

**Legal:** LOT 32 PLAN 2659 TWP OF YORK; PART LOTS 30 AND 31 PLAN 2659 TWP OF YORK AS IN TB320376 CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Crawl Space / Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b>
<b>Heat:</b> Forced Air / Electric	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Rec Centre, School	<b>HST Applicable to Sale Price:</b> Included In
<b>Lot Shape:</b> Reverse Pie	<b>Exterior Feat:</b> Lawn Sprinkler System, Patio	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, Water Heater	<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle	<b>Security Feat:</b> Alarm System	<b>Survey Type:</b> Available
<b>Foundation:</b> Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.12	x 3.64	Parquet Floor
2	Living	Main	14.01	x 17.42	Fireplace
3	Dining	Main	10.76	x 10.76	Broadloom
4	Kitchen	Main	10.14	x 18.27	Tile Floor
5	Sunroom	Main	9.12	x 10.89	Broadloom
6	Prim Bdrm	2nd	9.42	x 13.35	Double Closet
7	2nd Br	2nd	8.76	x 9.25	Closet
8	3rd Br	2nd	11.06	x 12.57	Broadloom
9	4th Br	2nd	10.4	x 17.78	Double Closet
10	Rec	Bsmt	13.48	x 16.34	Broadloom
11	Utility	Bsmt	7.41	x 10.76	

**Client Remarks:** Rare Opportunity in Old Mill First Time Offered in 60 Years! Welcome to a truly exceptional and rarely available stand-alone property in the heart of Toronto's iconic Old Mill community. Nestled on a tranquil, tree-lined street overlooking the picturesque Humber River Valley, this home offers a once-in-a-generation opportunity to create your dream residence in one of the city's most sought-after and historic neighbourhoods. Lovingly cared for by the same family for over six decades, this property radiates warmth, character, and endless potential. The existing home offers solid craftsmanship and excellent bones for renovation, or for those envisioning a custom build, the expansive lot provides an ideal canvas to bring your architectural vision to life. Generations of children have grown up here enjoying a storybook setting quiet, safe streets, a close-knit community, and abundant green space for outdoor play. Now, its time for a new chapter to begin. The Location: An unbeatable combination of charm and convenience. Just steps from the Old Mill Subway, Bloor West Village shops and restaurants, the Old Mill Inn, local tennis club, and some of Toronto's top-rated schools. Don't miss this rare opportunity to own a piece of Old Mill history and create a home your family will treasure for generations to come. """" OPEN HOUSE SATURDAY & SUNDAY 2:00 - 4:00 PM. ""

**Inclusions:** all electric light fixtures, all appliances (as is condition)

**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-916-3931



<b>34 Old Mill Dr Toronto Ontario M6A 4J9</b>			<b>Sold: \$1,561,000 List: \$1,675,000</b>
Toronto W02 Lambton Baby Point Toronto			
<b>Taxes:</b> \$8,498/2024	<b>For:</b> Sale		<b>% Dif:</b> 93
<b>Sold Date:</b> 07/14/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 40	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 7 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	30 x 122 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Bloor St W & Old Mill Dr			
<b>Directions:</b> Going West on Bloor St W, turn Right onto Old Mill Dr., continue on until house #34 on the left.			

**MLS#:** W12194220

**PIN#:** 105240098

**Legal:** LT 8 PL 2497 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out / Full	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1930	<b>Prop Feat:</b> Fenced Yard, Public Transit	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Patio, Privacy	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Water Heater, On Demand Water Heater	<b>HST Applicable to</b> Included In
<b>Roof:</b> Shingles		<b>Sale Price:</b>
<b>Foundation:</b> Unknown		<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.17	x 7.91	Wainscoting	Closet	Hardwood Floor
2	Living	Main	20.21	x 11.91	Large Window	Closed Fireplace	Hardwood Floor
3	Dining	Main	12.83	x 12.27	Large Window	O/Looks Backyard	Hardwood Floor
4	Kitchen	Main	14.96	x 8.33	Window	Double Sink	Vinyl Floor
5	Prim Bdrm	2nd	20.37	x 10.14	Large Window	His/Hers Closets	Hardwood Floor
6	Br	2nd	11.75	x 11.29	Window	Closet	Hardwood Floor
7	2nd Br	2nd	13.12	x 9.06	Window	Closet	Hardwood Floor
8	Bathroom	2nd	7.22	x 6.86	Window	Tile Floor	4 Pc Bath
9	Den	Bsmt	12.24	x 6.99	Large Window	Closet	Hardwood Floor
10	Bathroom	Bsmt	7.55	x 6.4	Window	Walk-in Bath	Tile Floor
11	Living	Bsmt	17.49	x 11.15	Walk-Out	Large Window	Hardwood Floor
12	Kitchen	Bsmt	12.37	x 8.66	Stainless Steel Appl	Large Closet	Hardwood Floor
13	Laundry	Bsmt	10.83	x 4.36	Closet	Combined W/Living	Hardwood Floor

**Client Remarks:** First time to market since 1978! Located in the coveted Old Mill/Baby Point community of Toronto, this detached two-storey home circa 1930 sits on a magnificent 30 ft by 122 ft lot on the west side of the street. This well-loved single family home has a wide private drive leading to a detached, frame one-car garage. Inside, the home has much of its lovely original character including details like hardwood floors, wainscoting, wide baseboards and leaded glass windows. Large principle rooms are a perfect opportunity to customize, some mechanicals are updated, including upgraded hot water on demand, and heated basement floors. Basement has been professionally dugout and renovated creating a comfortable in-law suite with 7.5 ft high ceilings, large galley style kitchen and a conveniently landscaped walk-out to lush backyard, truly a bright and charming living space. Easy access to the Gardner Hwy, Bloor West Village and TTC.

**Inclusions:** All appliances as is. 2 Fridges, 2 Stoves, 2 range hoods, 1 washer, 1 dryer, 1 freezer (garage), Samsung tv & Wall Mount (bsmt), Air Con Unit (Upper Stairwell), all elfs, broadloom where laid. ALL AS IS, WHERE IS.

**Listing Contracted With:** SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200



<b>377 Armadale Ave</b> <b>Toronto Ontario M6S 3X7</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$7,289/2024 <b>For:</b> Sale <b>Sold Date:</b> 10/13/2025 <b>SPIS:</b> Y <b>Last Status:</b> SLD <b>DOM:</b> 124 <b>Detached</b> <b>Fronting On:</b> E <b>Rms:</b> 13 <b>Link:</b> N <b>Acreage:</b> <b>Bedrooms:</b> 4 + 1 <b>2-Storey</b> <b>25 x 109.17 Feet</b> <b>Washrooms:</b> 2 <b>Irreg:</b> <b>2x4</b> <b>Dir/Cross St:</b> Jane & Bloor <b>Directions:</b> Jane & Bloor			<b>Sold:</b> \$1,560,000 <b>List:</b> \$1,675,000 <b>% Dif:</b> 93
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**MLS#:** W12213281

**PIN#:** 213800103

**Legal:** PT LT 58 PL 1119 WEST TORONTO JUNCTION AS IN WT101523; S/T & T/W WT101523; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Partially Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1922 <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Hydro:</b> <b>Phone:</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	
1	Br	Bsmt	15.19	x 10.63	Finished	
2	Laundry	Bsmt	11.38	x 7.87		
3	Bathroom	Bsmt	5.91	x 5.35	4 Pc Bath	Renovated
4	Living	Bsmt	16.5	x 15.75	Unfinished	
5	Sunroom	Main	7.97	x 11.52	Combined W/Kitchen	Window
6	Dining	Main	15.85	x 10.37		
7	Kitchen	Main	15.85	x 8.73		
8	Living	Main	16.5	x 11.09		
9	Prim Bdrm	2nd	15.52	x 9.28	Hardwood Floor	
10	2nd Br	2nd	14.21	x 9.97	Hardwood Floor	
11	3rd Br	2nd	13.88	x 9.25	Hardwood Floor	
12	4th Br	2nd	9.51	x 9.81	Hardwood Floor	
13	Bathroom	2nd	6.07	x 6.43	Renovated	

**Client Remarks:** Welcome to 377 Armadale Avenue, a charming 4-bedroom, 2-bath detached home in Bloor West Village one of Toronto's most sought-after, family-friendly neighbourhoods. Nestled on a quiet, tree-lined street just steps from top-ranked schools, Jane subway station, and the vibrant shops, cafes, and restaurants along Bloor Street West, this lovingly maintained home blends timeless character with modern family potential. Inside, you'll find a classic two-storey layout with spacious, sun-filled principal rooms, original trim, and hardwood floors beneath the main floor carpeting, ready to be uncovered. Freshly painted and full of natural light, the home features four generous bedrooms upstairs, ideal for growing families, home offices, or multi-generational living. The semi-finished basement with a separate entrance offers flexible options think recreation room, guest suite, home gym, or future income potential. Enjoy outdoor living in the private backyard, perfect for summer barbecues or playtime, and take advantage of the detached garage and mutual drive for convenient parking. Whether you're looking for a family home in a walkable, community-focused neighbourhood, or seeking a solid investment with room to grow, 377 Armadale Avenue offers the perfect balance of location, lifestyle, and opportunity.

**Inclusions:** All appliances, light fixtures and window coverings - included as is, where is.

**Listing Contracted With:** RE/MAX PROFESSIONALS INC. 416-232-9000

	<b>86 Ardag St</b> <b>Toronto Ontario M6S 1Y5</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$8,000.86/2025 <b>Sold Date:</b> 08/07/2025 <b>SPIS:</b> N		<b>Sold:</b> \$1,575,000 <b>List:</b> \$1,689,000 <b>For:</b> Sale <b>% Dif:</b> 93			
	<b>Detached</b> <b>Link:</b> N <b>2-Storey</b>	<b>Fronting On:</b> N <b>Acreage:</b> <b>25.75 x 71 Feet</b> <b>Irreg:</b> <b>Dir/Cross St:</b> Runnymede and Annette	<b>Rms:</b> 6 + 4 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 <b>1x4x2nd, 1x3xLower</b> <b>Directions:</b> Runnymede and Annette			
<b>MLS#:</b> W12285698 <b>Legal:</b> PT LT 48-50 PL 987 WEST TORONTO JUNCTION AS IN CA69167; S/T & T/W CA69167; CITY OF TORONTO	<b>PIN#:</b> 213780034					
<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 0 <b>Park/Drive:</b> <b>Drive:</b> Right Of Way <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> None <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>None</b> <b>Included In</b> <b>None</b> <b>None</b> <b>Open Concept</b>			
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>	Closed Fireplace      Combined W/Dining Combined W/Kitchen      Window Combined W/Kitchen      W/O To Garden Closet      Large Window Closet      Window Closet      Window Finished      Open Concept					
1 Living Main 14.99 x 11.84 Hardwood Floor 2 Dining Main 12.99 x 8.99 Hardwood Floor 3 Kitchen Main 12.99 x 9.51 Tile Floor 4 Prim Bdrm Main 13.48 x 12.01 Hardwood Floor 5 Br Main 16.17 x 9.15 Hardwood Floor 6 Br Main 12.17 x 8.99 Hardwood Floor 7 Rec Main 17.49 x 16.99 Pot Lights 8 Laundry Main 6.99 x 5.74 Marble Floor 9 Utility Main 6.99 x 6.99						
<b>Client Remarks:</b> Welcome to a truly exceptional turnkey home in the heart of Bloor West Village. This beautifully updated 3-bedroom, 2-bathroom detached home offers the perfect blend of character and contemporary design. Featuring a sun-filled open-concept layout, spacious living and dining areas, luxurious bathrooms and a stunning custom kitchen with quartz waterfall countertop, stainless steel appliances and breakfast bar. Designed with family life in mind, this home includes thoughtful built-in storage throughout. The finished basement is ideal for work, recreation, or relaxation. Enjoy your morning coffee on the south-facing covered front porch, or unwind in the professionally landscaped, private backyard oasis. The garage currently functions as a private, picture-perfect outdoor dining and entertaining area, complete with an attached shed/workspace. (Easily converted back to traditional parking if desired. Street permit parking available to residents; sellers currently park two cars without issue.) Located in the sought-after Runnymede and Humberside school catchments, steps to parks, transit, and Toronto's best shops. A turnkey home in a coveted neighbourhood. Don't miss this rare opportunity!						
<b>Inclusions:</b> All ELF's, All Window Coverings						
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871						



**16 Evans Ave**  
**Toronto Ontario M6S 3V6**  
 Toronto W02 Runnymede-Bloor West Village Toronto

**Taxes:** \$8,091.36/2025      **For:** Sale      **Sold Date:** 11/12/2025      **% Dif:** 95

**SPIS:** N      **Last Status:** SLD      **DOM:** 14

Detached      **Fronting On:** N      **Rms:** 8  
**Link:** N      **Acreage:**      **Bedrooms:** 4  
 2-Storey      28 x 109.17 Feet      **Washrooms:** 1  
**Irreg:**      1x4x2nd

**Dir/Cross St:** Jane/Colbeck St  
**Directions:** Off Of Jane At Colbeck North of Bloor South Of Annette

**MLS#:** W12488256

**Legal:** PT LT 100 PL 1119 WEST TORONTO JUNCTION AS IN CA375546; S/T INTEREST IN CA375546; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Shingles	<b>Exterior Feat:</b> Landscaped, Privacy	<b>Sale Price:</b>
<b>Foundation:</b> Unknown	<b>Interior Feat:</b> Carpet Free, Storage	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	Crown Moulding	Fireplace
1	Living	Main	12.14	x 11.32	Hardwood Floor	Plate Rail	Formal Rm
2	Dining	Main	14.6	x 11.15	Hardwood Floor	Eat-In Kitchen	W/O To Sunroom
3	Kitchen	Main	14.44	x 8.53	Vinyl Floor	Fireplace	W/O To Garden
4	Solarium	Main	14.44	x 10.76	Hardwood Floor	Closet	
5	Prim Bdsm	2nd	14.76	x 9.65	Hardwood Floor	Closet	
6	2nd Br	2nd	14.76	x 9.84	Hardwood Floor	Closet	
7	3rd Br	2nd	9.84	x 9.84	Hardwood Floor	Closet	
8	4th Br	2nd	11.15	x 9.84	Hardwood Floor	Fireplace	

**Client Remks:** Welcome To 16 Evans Ave. This Home Has Been Lovingly Passed On From One Generation To Another. Family Owned For 74 Years. First Time On The Market. A Gem In Bloor West Village! Old World Charm With An Added Pinch Of Creative Decor. Some Stained Glass Windows. Three Fireplaces. The Woodwork That Engulfs This Home Brings Warmth And Character. Extra Spacious Living And Dining Room. Four Amazingly Sized Bedrooms. Eat In Kitchen Which Over Looks A Four Season Solarium. A Stunning Addition To Escape Into. Enjoy All That Mother Nature Has To Offer In Winter, Spring, Summer And Fall. Stunning Backyard With A Cottage Feel. A Private Nook To Enjoy Your Summer Dining. This Home Is Perfect For A Growing Family. Live In Now, Enjoy And Renovated Later If There Is A Desire To. The Absolute Best Part Of This Home In This Neighbourhood Is Enjoying A Private Driveway And A Garage. Close Proximity To Bloor West Village With All The Shops, Restaurants, And Amenities That You Can Ask For. Do Not Miss Out On This One!!!

**Inclusions:** All Electric Light Fixtures, Existing Window Coverings, Fridge, Stove, Washer, Dryer, (All Appliances In As Is Condition) Picnic Table In Back Yard.

**Listing Contracted With:** MANOR HILL REALTY INC. 416-245-1881



<b>2A Methuen Ave</b> <b>Toronto Ontario M6S 1Z5</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$7,201.53/2025 <b>Sold Date:</b> 10/08/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,635,000 <b>List:</b> \$1,699,900
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 1	<b>For:</b> Sale
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	<b>% Dif:</b> 96
3-Storey	22.36 x 75.14 Feet	<b>Washrooms:</b> 4	<b>Dir/Cross St:</b> Bloor St W / Jane St <b>Directions:</b> North of Bloor / West of Jane
<b>Irreg:</b> <b>Dir/Cross St:</b> Bloor St W / Jane St <b>Directions:</b> North of Bloor / West of Jane			1x2xMain, 1x4x2nd, 1x3x2nd, 1x4x3rd

MLS#: W12427137

PIN#: 105220540

**Legal:** PART OF LOTS 3 AND 4 ON PLN 1352 TORONTO (WEST TORONTO JUNCTION) DESIGNATED AS PART 1 ON PLN 66R27666 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT4207073

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Auto Garage Door Remote, Sump Pump	<b>Farm/Agr:</b>
<b>Foundation:</b> Poured Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 12.6	Open Concept	Picture Window	Crown Moulding
2	Kitchen	Main	12.76	x 13.62	O/Looks Living	Modern Kitchen	Hardwood Floor
3	Dining	Main	16.4	x 11.98	Window Flr to Ceil	W/O To Deck	2 Pc Bath
4	2nd Br	2nd	16.27	x 16.99	3 Pc Ensuite	W/I Closet	Large Window
5	3rd Br	2nd	16.37	x 9.09	Large Window	Large Closet	Hardwood Floor
6	Prim Bdrm	3rd	16.24	x 15.91	4 Pc Ensuite	Gas Fireplace	W/O To Deck
7	Den	Lower	10.27	x 10.47	Window	Broadloom	W/O To Garage

**Client Remarks:** Welcome To 2A Methuen Avenue, A Beautifully Crafted Custom Home Located In The Heart Of The Prestigious Baby Point Neighbourhood. This Three-Storey Detached Residence, Built In 2016, Offers Thoughtfully Designed Modern Living Space With The Perfect Balance Of Comfort, Style, And Convenience. The Functional Open Concept Main Floor Includes Separate Living Room and Dining Room, Both Filled With Sunlight From Large Picture Windows, Elegant Crown Moulding, And Rich Hardwood Floors. A Sleek Gourmet Kitchen Comes Outfitted With Stainless Steel Appliances, Gas Stove, Quartz Counters, Massive Centre Island and Bonus Breakfast Bar. Walk-Out To The Private Fenced-In, Low Maintenance Backyard With Multi-Level Shaded Deck - Perfect For Enjoying Summer BBQs And Relaxing In Your Own Outdoor Retreat! The Second Floor Features 2 Generously Sized Bedrooms, One With Large Walk-In Closet and 3pc Ensuite, Plus Separate 4pc Washroom. A Luxurious Third-Floor Primary Retreat Includes A Walk-Out To Your Own Private Deck, Cozy Gas Fireplace, Large Walk-In Closet, And A Spa-Like Ensuite With Dual Sinks And A Glass-Enclosed Shower. All Bathrooms Are Finished To The Highest Standards, With Heated Floors On The Second And Third Levels Adding An Extra Touch Of Comfort. The Finished Basement Provides The Perfect Space For A Home Office, TV Lounge or Play Area For Kids, Plus Direct Access To The Built-In Garage. Enjoy Ample Parking On Your Own Private Drive With Charming Interlocking Brick, Plus Large Attached Single-Car Garage. Located Just Steps From The Subway, The Boutiques And Restaurants Of Bloor West Village, And A Host Of Local Amenities Including Parks, Schools, And Golf Courses, This Home Offers An Exceptional Lifestyle In One Of Toronto's Most Sought-After Communities. Don't Miss The Chance To Make This Exquisite Turnkey Property Your New Home.

**Inclusions:** Stainless Steel KitchenAid Appliances (Refrigerator, Gas Stove, Microwave With Built-in Hood Fan, Dishwasher), Gas Fireplace, Front Loading Whirlpool Washer / Dryer, Shed In Backyard, TV and Mount on Third Floor, TV and Mount in Basement, All Window Coverings, All Electric Light Fixtures, All Built-In Storage, Central Air Conditioning, Central Vacuum And Attachments, Tankless Hot Water System, And Garage Door Opener.

**Listing Contracted With:** PROPERTY.CA INC. 416-583-1660



**157 HUMBERCREST Blvd  
Toronto Ontario M6S 4L5**

Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$6,553.01/2025      **For:** Sale      **% Dif:** 101  
**Sold Date:** 10/16/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 2

**Detached**      **Fronting On:** E      **Rms:** 10  
**Link:** N      **Acreage:**      **Bedrooms:** 3  
**2-Storey**      **25.03 x 111.15 Feet**      **Washrooms:** 2  
**Irrig:**      **1x3x2nd, 1x4xBsmt**  
**Dir/Cross St:** Jane and Dundas      **Directions:** JANE AND DUNDAS

**MLS#:** W12460164

**PIN#:** 105280035

**Legal:** PT LT 48 PL 878 TWP OF YORK AS IN TB862809,S/T & T/W TB862809; S/T EXECUTION 96-007846, IF ENFORCEABLE; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Full / Finished	<b>Park/Drive:</b> Mutual	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1927	<b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Library, Park, Public Transit, Ravine, School, Wooded/Treed	<b>HST Applicable to Sale Price:</b> Included In
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Carpet Free, Central Vacuum, Storage	<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>
<b>Foundation:</b> Concrete Block		<b>Survey Type:</b> None
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.28	x 15.16	Hardwood Floor	Closet	
2	Living	Main	11.38	x 17.78	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	19	x 14.6	Hardwood Floor	Combined W/Kitchen	Open Concept
4	Kitchen	Main	16.7	x 10.4	Updated	W/O To Sundeck	Hardwood Floor
5	Sunroom	Main	9.19	x 7.51	Tile Floor	Window	W/O To Yard
6	Prim Bdrm	2nd	9.09	x 16.17	Hardwood Floor	Closet	O/Looks Frontyard
7	2nd Br	2nd	12.57	x 11.25	Hardwood Floor	Closet	O/Looks Backyard
8	3rd Br	2nd	9.61	x 14.5	Hardwood Floor	Closet	
9	Rec	Bsmt	18.67	x 24.15	Fireplace	Vinyl Floor	
10	Laundry	Bsmt	17.16	x 17.22	Vinyl Floor		

**Client Remks:** Welcome to 157 Humbercrest Blvd. Nestled on one of Toronto's most admired west-end streets, this timeless 1927 residence perfectly blends old-world character with thoughtful modern upgrades. From its stately brick facade to the mature tree canopy that lines the neighbourhood, every detail reflects a sense of enduring charm and quiet prestige. Cherished by the same family for over 30 years, the home has been lovingly cared for and carefully updated to preserve its heritage while enhancing modern comfort. Inside, you'll find a seamless blend of vintage craftsmanship and contemporary living gas fireplaces, renovated kitchen and baths, updated mechanicals, and refreshed lighting & paint, all creating a refined yet inviting atmosphere. Recent updates include new windows and doors (basement / main floor 2022), upgraded furnace and air conditioning (2023), a renewed deck (2022), and updated lighting and paint (2025). The lower level offers additional functional space with updated flooring and a refreshed laundry area. At the rear, a rare detached brick double garage accessed via a wide lane way adds both convenience and exceptional value. In an area where such space is seldom found, it offers versatility for parking, workshop use, or potential future development. The possibilities here are as inspiring as the setting itself: move in and enjoy, reimagine with a modern renovation, or explore the opportunity to rebuild in one of Toronto's most sought-after pockets. Located steps from the Humber River, Old Mill, and Baby Point, and moments from Bloor West Village, the Junction, parks and top-rated schools, this home offers an unmatched lifestyle of walkability, connection, and community warmth. A rare opportunity to own a piece of Toronto's history.

**Inclusions:** Existing: Fridge, Gas Range, Built-in Dishwasher, Microwave, Clothes Washer & Dryer, Central Vac and All equipment, All light fixtures, All window Coverings (excluding stagers drapery), Garage door opener & remotes, Garage Shelving units, utility shed. Intercom unit.

**Listing Contracted With:** SUTTON GROUP - SUMMIT REALTY INC. 905-897-9555



<b>350 Beresford Ave Toronto Ontario M6S 3B3</b>			<b>Sold: \$2,076,350</b>
Toronto W02 Runnymede-Bloor West Village Toronto			<b>List: \$1,798,000</b>
<b>Taxes:</b> \$7,631.36/2025	<b>For:</b> Sale		<b>% Dif:</b> 115
<b>Sold Date:</b> 09/29/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 5	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 8 + 1	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2-Storey	25 x 95 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x2xMain, 1x5x2nd, 1x4xLower	
<b>Dir/Cross St:</b> Runnymede Rd & Bloor St. W. <b>Directions:</b> Runnymede Rd & Bloor St. W.			

**MLS#:** W12423882

**PIN#:** 213760116

**Legal:** PT LT 66-67 PL 714 WEST TORONTO JUNCTION AS IN CA746628; S/T & T/W CA746628; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1919	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Accessibility:</b> Parking
<b>Lot Size Source:</b> MPAC		<b>Feat:</b>
<b>Roof:</b> Shingles		<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Stone		<b>Sale Price:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b> Shed
<b>Laundry lev:</b> Lower		<b>Survey Type:</b> Available
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 22.05	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Main	11.06	x 16.04	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Main	8.27	x 15.85	Renovated	Centre Island	Stainless Steel Appl
4	Family	Main	10.83	x 16.08	Hardwood Floor	Combined W/Living	O/Looks Frontyard
5	Prim Bdrm	2nd	9.22	x 14.47	Broadloom	Closet	Window
6	2nd Br	2nd	9.19	x 14.11	Broadloom	Closet	Window
7	3rd Br	2nd	9.78	x 11.06	Broadloom	Closet	Window
8	4th Br	2nd	9.45	x 10.43	Broadloom	Window	O/Looks Backyard
9	Rec	Bsmt	18.08	x 27.56	Pot Lights	4 Pc Bath	Vinyl Floor

**Client Remks:** Welcome To 350 Beresford Avenue! Conveniently Situated On The First Block North Of Bloor, This Incredible 4 Bedroom, 3 Bathroom Home Combines Classic Character W/ Thoughtful Updates In The Heart Of Bloor West Village. The Main Floor Checks All The Boxes & Boasts A Bright, Open-Concept Layout. The Front Entrance Features Heated Floors, A Front Hall Closet & Rare Powder Room. The Large Additional Family Room Flows Seamlessly To The Living & Dining Area, Making It An Entertainer's Dream. The Renovated Custom Chef's Kitchen Has A Large Centre Island, S/S Appliances & Premium Cabinetry. The Cozy Gas Fire Place In The Dining Room Is The Cherry On Top. Upstairs Showcases 4 Generous Sized Bedrooms W/ Large Windows & Excellent Closet Space. The Renovated 5PC Family Bathroom Features A Double Vanity, & Soaker Tub. The Fully Finished Lower Level Provides High Ceilings, Excellent Storage Space & A Beautifully Updated 4PC Bathroom. The Exterior Is Equally Impressive, W/ Gorgeous Curb Appeal & A Professionally Landscaped West-Facing Backyard. A Large Deck & Automatic Awning Complete The Backyard Oasis. Convenient Legal Front Pad Parking. Steps To Runnymede Subway Station, Top-Rated Runnymede P.S., Humberside C.I., Local Parks & Vibrant Bloor West Village.

**Inclusions:** kitchen - fridge, stove, dishwasher; laundry - washer, dryer, fridge/freezer with ice maker; all window coverings, all light fixtures, electric fireplace (basement), workbench with vice (basement), electric awning over back deck, basement sofa with matching ottoman

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



<b>157 Colbeck St</b> <b>Toronto Ontario M6S 1V8</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$9,577.55/2024 <b>For:</b> Sale <b>Sold Date:</b> 10/15/2025 <b>% Dif:</b> 98 <b>SPIS:</b> Y <b>Last Status:</b> SLD <b>DOM:</b> 29			<b>Sold:</b> \$1,830,000 <b>List:</b> \$1,870,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 8 + 3	
Link: N	<b>Acreage:</b> 29.82 x 97.3 Feet	<b>Bedrooms:</b> 4 + 1	
2-Storey	<b>Irreg:</b> x 41.9 x 68.42	<b>Washrooms:</b> 4 1x2xGround, 1x3x2nd, 1x4x2nd, 1x3xBsm	
<b>Dir/Cross St:</b> Bloor St. West/Jane St. <b>Directions:</b> Bloor St. West/Jane St.			

**MLS#:** W12406611

**PIN#:** 213810063

**Legal:** Pt Lt 31 PL 1508 Toronto as in CA263662; S/T & T/W CA263662, S/T interest in CA263662; City of Toronto

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Other	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Right Of Way, Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Lot Shape:</b> Irregular	<b>Exterior Feat:</b> Deck, Landscaped, Landscape Lighting, Privacy	<b>Retirement:</b> N
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, In-Law Suite, Sump Pump, Water Heater Owned, Auto Garage Door Remote, In-Law Capability, On Demand Water Heater	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Sale Price:</b>
<b>Foundation:</b> Stone		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Upper		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.28	x 4.89	Slate Flooring	Closet	
2	Living	Main	16.9	x 12.5	Leaded Glass	Stone Fireplace	Hardwood Floor
3	Dining	Main	12.11	x 12.4	B/I Bookcase	Coffered Ceiling	Hardwood Floor
4	Kitchen	Main	10.5	x 8.3	Renovated	Hardwood Floor	Walk-Out
5	4th Br	Main	11.19	x 10.99	Hardwood Floor	Ceiling Fan	
6	Office	Main	9.38	x 8.99	Hardwood Floor	Window	
7	Prim Bdrm	2nd	16.7	x 15.68	2 Way Fireplace	4 Pc Ensuite	His/Hers Closets
8	2nd Br	2nd	13.48	x 11.38	Hardwood Floor	Double Closet	Mirrored Closet
9	3rd Br	2nd	13.48	x 11.38	Hardwood Floor	Double Closet	Mirrored Closet
10	Bathroom	2nd	14.01	x 6.99	4 Pc Ensuite	2 Way Fireplace	Heated Floor
11	Bathroom	2nd	10.89	x 7.71	3 Pc Bath	Heated Floor	
12	Laundry	2nd	0	0			
13	Living	Bsmt	26.12	x 20.01	Combined W/Dining	Double Closet	Walk-Out
14	Kitchen	Bsmt	12.99	x 8.6	Renovated	Combined W/Laundry	3 Pc Bath
15	Br	Bsmt	10.1	x 9.09	Recessed Lights	Window	Double Closet

**Client Remarks:** A Beautifully Updated Home in Prime Bloor West Village! With a in-Law/nanny Private apartment Separate Entrance. Offers 2,650 sq. ft. of living space (1,933 sq. ft. above grade, 770 sft basement suite). The main floor Freshly Painted, features elegant hardwood floors, A cozy living space with a gas fireplace, a bright and functional home office, a 2-piece powder room, and a 4th bedroom that can easily serve as a family room, guest room, or second workspace. The second floor offers 3 bedrooms, 2 spacious bedrooms with mirrored double closets, plus a generous primary retreat with vaulted ceilings, his & hers closets, a double-sided gas fireplace, and a spa-like 4-piece ensuite featuring in-floor heating, a deep soaker tub, and a glass-enclosed shower. The lower level is a major highlight: freshly renovated and exceptionally finished, it features a 1-bedroom nanny/in-law suite with a private rear entrance, its own laundry, full kitchen, and a spacious living area. Perfect for extended family or future income potential and currently vacant. This home has been exceptionally well maintained with numerous upgrades completed over the years : in 2025, enhanced with a brand-new high-efficiency furnace, a A/C dedicated to the second floor. In 2024, the KitchenAid fridge, LG stove, built-in Bosch dishwasher, and LG stacked washer and dryer were installed, along with rear deck improvements and updated landscaping. In 2023, the property saw the addition of a new gas boiler, a rebuilt garage, a new rear fence, new front steps, and a gas fireplace in the living room. Fully renovated bathrooms (2019), and basement renovation (2015). A second-storey addition with skylight and vaulted ceiling, as well as a legal front parking pad, were completed in 2006. Modern conveniences include a tankless water heater, two Nest thermostats, a sump pump, and basement appliances (fridge, stove, washer, and dryer). Rare in bloor west 2 parking spot, 1 legal pad and 1 garage

**Inclusions:** Existing Light Fixtures, wall sconces, ceiling fan, living room blind & remote, blinds, 1 gas fireplace remote, 1 garage door remote & touchpad on garage, KitchenAid fridge, LG stove, B/I Bosch D/W, B/I microwave, LG stacked washer & dryer, Bsmt Fridge, Stove, washer, dryer (as is), 2 nest thermostats, sump pump, tankless water heater, TV wall mount, closet organizers, Gas Boiler, High Efficiency forced air gas furnace, A/C unit for 1st floor/main, A/C unit for 2nd floor.

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



<b>61 Evans Ave</b> <b>Toronto Ontario M6S 3V7</b>			<b>Sold: \$1,950,000</b> <b>List: \$1,898,000</b>
Toronto W02 Runnymede-Bloor West Village Toronto	<b>Taxes:</b> \$8,212.01/2025	<b>For:</b> Sale	<b>% Dif:</b> 103
<b>Sold Date:</b> 07/03/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7 + 1	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 114.17 Feet	<b>Washrooms:</b> 3	
	<b>Irrig:</b>	1x4x2nd, 1x3x2nd, 1x4xBsmt	
	<b>Dir/Cross St:</b> Jane & South of Ardagh St	<b>Directions:</b> Jane & South of Ardagh St	

MLS#: W12245321

PIN#: 213800156

Legal: PT LT 121 PL 1119 WEST TORONTO JUNCTION AS IN WT111615; S/T & T/W WT111615; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> Y
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b> Mutual	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b> Y
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1923	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Landscaped, Porch Enclosed	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Carpet Free, Built-In Oven, Storage	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Unknown		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.14	x 17.42	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	9.74	x 14.99	Hardwood Floor	W/O To Deck	Open Concept
3	Kitchen	Main	9.06	x 20.24	Quartz Counter	Stainless Steel Appl	Breakfast Bar
4	Foyer	Main	8.4	x 12.34	Hardwood Floor		
5	Mudroom	Main	9.32	x 5.68	W/O To Deck		
6	Prim Bdrm	2nd	14.4	x 14.4	Hardwood Floor	Enclosed	
7	2nd Br	2nd	9.58	x 12.66	Hardwood Floor		3 Pc Ensuite
8	3rd Br	2nd	9.74	x 14.4	Hardwood Floor		O/Looks Frontyard
9	Office	2nd	6.33	x 6.92	Hardwood Floor	Window	O/Looks Frontyard
10	Bathroom	2nd	6.07	x 7.35	4 Pc Bath	Formal Rm	
11	Family	Bsmt	17.91	x 25	Laminate	Soaker	Stone Floor
12	Laundry	Bsmt	9.81	x 6.4	Laundry Sink	Pot Lights	B/I Shelves
13	Bathroom	Bsmt	7.64	x 5.68	4 Pc Bath	Formal Rm	
					Pedestal Sink		Window

**Client Remarks:** A True Gem in the Heart of Bloor West Village Proper! Gorgeous 2-Storey Solid Brick Home (2158 Sq. Ft FINISHED LIVING SPACE), Offering a Bright, Open & Functional Layout. Renovated Family Home Features 3+1 Bedrooms and 3 Full Bathrooms - Blending Classic Character Details w/ Modern Must-Haves Seamlessly, and Located on One of Bloor West Village's Favourite Leafy Green Streets! Step Inside Through The Classic Bloor West Enclosed Front Porch & Into This Well Designed Home. The Main Level Includes a Wide Foyer Complete With a Front Hall Closet, and Large Principal Rooms Featuring Oak Hardwood Floors & Crown Moulding Throughout. The Formal Living Room Includes A Large Window Overlooking the Serene Street & A Beautiful Brick Fireplace, and Opens Into the Dining Room. The Open-Concept Kitchen Boasts Custom Cabinetry, Large Island with Breakfast Bar, Quartz Countertops, Marble Backsplash, Stainless Steel Appliances & Direct Access to the Mudroom. The Dining Area is Large, Sun-Filled & Perfect for Entertaining! French Doors Lead to a Private Deck & An Enclosed Urban Backyard Oasis. A Beautiful Staircase w/ Original Stained Glass Windows Leads to the Spacious Second Floor. This Level Features 3+1 Beds & 2 Baths, Including a Primary Retreat with Double Closets & Ensuite Marble Bathrm And Bonus Purpose Built Office Space! The Finished Basement features Impressive 8-foot High Ceilings & a Huge Family/Rec Room - The Favourite Hang Out Space for the Whole Family! Wall to Wall Custom Built-in Storage, Laundry Room, A 4-pc Bath & a Side Entrance Complete This Level. Oversized (21'6"x11'8") Detached Concrete Block Garage w/ Electricity and Parking for 1 Car Included, But With Bloor West Shops, Restaurants & Cafes, TTC, Annette Stores + Farmers Market, Top-Rated Runnymede PS & High Park Just a Short Walk Away, Who Needs a Car? Evans Avenue is a Vibrant, Community-Focused Street Known for Friendly Neighbours & Family Fun. Welcome to 61 Evans Ave & the Bloor West Village lifestyle!

**Inclusions:** Stainless Steel GE Fridge, Stainless Steel GE Gas Stove, Stainless Steel GE Range Hood, Stainless Steel GE, Dishwasher, Bosch Washer, Bosch Dryer, All Window Coverings, All Existing Electrical Light Fixtures

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



**29 Bridgeview Rd**  
**Toronto Ontario M6S 4M9**

Toronto W02 Lambton Baby Point Toronto

**Taxes:** \$10,036.90/2025

**For:** Sale

**Sold:** \$1,875,029  
**List:** \$1,899,000

**Sold Date:** 10/01/2025

**% Dif:** 99

**SPIS:** N

**Last Status:** SLD

**DOM:** 6

Detached

**Fronting On:** E

**Rms:** 7 + 3

Link: N

**Acreage:**

**Bedrooms:** 3

2-Storey

42.75 x 100 Feet

**Washrooms:** 2

**Irrig:**

1x3x2nd, 1x3xLower

**Dir/Cross St:** Jane St/ Bloor St W **Directions:** Humerview Rd/Jane St

**MLS#:** W12427531

**PIN#:** 105260586

**Legal:** PT LT 138-139 PL 1582 TWP OF YORK AS IN CA332450; TORONTO (YORK) , CITY OF TORONTO

**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  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Block, Brick  
**Assessment:** POTL:  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Gar/Gar Spcs:** Built-In / 1  
**Park/Drive:**  
**Drive:**  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room, Fireplace/Stove  
**Interior Feat:** Storage

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Unknown  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.18	x 11.25	Gas Fireplace	Large Window	Crown Moulding
2	Dining	Main	14.24	x 10.76	French Doors	Crown Moulding	Hardwood Floor
3	Kitchen	Main	19.49	x 10.66	Stainless Steel Appl	Pot Lights	Granite Counter
4	Family	Main	14.99	x 11.68	W/O To Deck	Pot Lights	Skylight
5	Prim Bdrm	2nd	14.24	x 10.43	W/W Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	11.42	x 10.99	Double Closet	Window	Hardwood Floor
7	3rd Br	2nd	10.33	x 8.01	Closet	Window	Hardwood Floor
8	Rec	Lower	17.16	x 10.6	Fireplace	B/I Shelves	Broadloom
9	Laundry	Lower	13.68	x 10.43	Laundry Sink	Tile Floor	

**Client Remarks:** Graceful three bedroom family home with main floor addition and private drive, set on a picturesque tree-lined street in the highly coveted Old Mill neighbourhood. The main level of this lovely home boasts close to 1,000 square feet with an airy living room with a gas fireplace, formal dining room, wonderful back family room with peaceful garden views and walk-out to the back deck, and bright renovated kitchen open to the family room with custom cabinetry, plentiful granite counters, pot lights, stainless steel appliances, and storage galore. The upper level includes three bedrooms with hardwood floors and large closets (two with double closets), a 3-piece family bath, and stairs to the spacious attic with potential for expansion into a 3rd level. Located on the lower level, with additional side door entrance, is a cosy recreation room with fireplace and built-in cabinetry, a 3-piece bathroom combined with laundry, and a storage/utility room. Delightful professionally landscaped private backyard with wood deck, separate stone patio, lawn, and gorgeous perennials and trees. Wide 42.75 ft by 100 ft west-facing lot. Private driveway with generous parking for 2 cars, plus convenient attached single car garage. This captivating home has fabulous curb appeal and is situated on a quiet street with friendly neighbours and virtually no through traffic. Excellent Old Mill location: walk to Old Mill or Jane Subway, Bloor West Village, shops and cafes, parks. Located within the Humbercrest P.S. (with French Immersion) and St. Pius X school catchments. Enjoy an abundance of recreational activities available through the Humber River trails, Old Mill Tennis Club and the Baby Point Club.

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



<b>302 Armadale Ave</b> <b>Toronto Ontario M6S 3X4</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$9,780.34/2025 <b>For:</b> Sale <b>Sold Date:</b> 09/22/2025 <b>% Dif:</b> 108 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12			<b>Sold:</b> \$2,150,000 <b>List:</b> \$1,987,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 8	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2-Storey	24.99 x 183.77 Feet	<b>Washrooms:</b> 3	1x4x2nd, 1x3x2nd, 1x2xGround
<b>Dir/Cross St:</b> Bloor and Jane <b>Directions:</b> Bloor and Jane			

**MLS#:** W12395225

**PIN#:** 213810317

**Legal:** PT LT 1 PL 416 WEST TORONTO JUNCTION AS IN CA372311; S/T & T/W CA372311; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b> Mutual	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1922	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Patio, Porch	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Auto Garage Door	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Rolled	Remote, In-Law Capability, On Demand Water Heater, Sump Pump	<b>Sale Price:</b>
<b>Foundation:</b> Block		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b> Additional Garage(s)
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.47	x 8.04	Hardwood Floor	Closet	
2	Living	Main	15.22	x 10.86	Hardwood Floor	Fireplace	
3	Dining	Main	14.53	x 9.71	Hardwood Floor	Plate Rail	Leaded Glass
4	Kitchen	Main	18.83	x 8.96	Cork Floor	Eat-In Kitchen	
5	Powder Rm	Main	4.86	x 5.18			
6	Family	Main	17.72	x 10.99	Hardwood Floor	2 Pc Ensuite	W/O To Yard
7	Prim Bdrm	Upper	15.16	x 13.22	Hardwood Floor	4 Pc Bath	Closet
8	Bathroom	Upper	10.3	x 7.32	Ensuite Bath	Heated Floor	Closet
9	2nd Br	Upper	12.14	x 10.37	Hardwood Floor	Closet	
10	3rd Br	Upper	9.74	x 9.28	Hardwood Floor	Closet	
11	4th Br	Upper	13.12	x 9.19	Hardwood Floor	Fireplace	
12	Bathroom	Upper	7.64	x 6.07	Ceramic Floor	Heated Floor	

**Client Remks:** Welcome, Bloor West is a vibrant much sought after community. We are home to great schools, parks, running, cycling and walking routes. Not to be missed are the shops of Bloor St. the green grocers, butchers, the fish shop, all the restaurants old and new.....and 302 Armadale is situated in the middle of this community. It offers 4 bedrooms, all a gracious size. The spacious entrance greets you and walks you through the French doors into a living room that holds a wood burning fireplace as its focal point, a large picture window that looks out onto the front porch. There are hardwood floors that lead into a quintessential Bloor West dining room complete with oak trim, plate rails, and leaded glass windows. The kitchen is the homes hub! Eat in with cork floors replaced in 2023....accessible to a main floor powder room. All thoughtfully laid out in an addition added 2007 . The second floor offers 4 good size bedrooms . A large primary with built in closets with organizers in the dressing area, and primary ensuite bath, and a generous bedroom. The other bedrooms are a great size with good storage(closets). The south west facing bedroom could be a 2nd floor den with a cozy gas fireplace...in the winter and Spacepak to provide Central Air Conditioning in the summer months. This home sits on a lot that is 183 feet deep, it comes with opportunity for a garden suite. That same space currently offers a playground a home. The basement is a clean slate! The basement can easily be finished as an in-law suite or rentable unit with its own entrance off the driveway. It truly needs to be seen.

**Inclusions:** Fridge, Stove, Microwave hood range, B/I dishwasher, washer and dryer, all electrical light fixtures, broadloom where laid.

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



**865 Windermere Ave  
 Toronto Ontario M6S 3M8**

Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$8,383.19/2024      **For:** Sale      **Sold:** \$2,125,000  
**Sold Date:** 10/06/2025      **List:** \$1,999,999  
**SPIS:** N      **Last Status:** SLD      **DOM:** 7  
**Detached**      **Fronting On:** E      **Rms:** 6 + 1  
**Link:** N      **Acreage:**      **Bedrooms:** 3 + 1  
**2-Storey**      **29.91 x 101.5 Feet**      **Washrooms:** 4  
**Irreg:**      **1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsm**  
**Dir/Cross St:** Windermere and St Johns rd      **Directions:** Windermere North of St Johns

**MLS#:** W12432309

**PIN#:** 105190292

**Legal:** PT LT 20-21 PL 651 TWP OF YORK AS IN TB561880, S/T AND T/W TB561880; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stucco/Plaster	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1943	<b>Prop Feat:</b> Fireplace/Stove	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Water Meter	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000		<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> 2025 <b>POTL:</b>		<b>Survey Year:</b> 2020
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.14	x 27.49	Electric Fireplace	B/I Bookcase	Large Window
2	Dining	Main	10.79	x 13.68	B/I Shelves	W/O To Deck	Hardwood Floor
3	Kitchen	Main	9.06	x 16.27	Modern Kitchen	Stone Counter	Walk-Out
4	2nd Br	2nd	11.19	x 10.5	Large Closet	Large Window	Hardwood Floor
5	3rd Br	2nd	8.4	x 14.57	Large Closet	Large Window	Hardwood Floor
6	Prim Bdrm	2nd	12.73	x 14.8	3 Pc Ensuite	W/I Closet	Large Window
7	Rec	Bsmt	19.91	x 12.8	Above Grade Window	Laminate	3 Pc Bath
8	Br	Bsmt	10.89	x 11.58	Large Closet	Laminate	Window

**Client Remarks:** Big, Bright & Beautiful! This fully detached gem in Upper Bloor West Village, newly renovated in 2023 with custom, top-quality finishes, checks every box: large lot w/ a private driveway, spacious open concept interiors, large chef's kitchen, huge windows & doors offering tons of natural light, custom millwork throughout, plus quality finishes that feel warm & welcoming not overdone. Inside, the open-concept main floor delivers on both function & flow. The elegant living room features a modern fireplace framed w/ a custom wood panelled statement wall elevated, elegant & totally cozy. One of many standout features is the clear sightline right through to the backyard, thanks to a full wall of glass sliding doors right off the kitchen and dining area. It creates a feeling of openness that's rare in city homes and brings the outside in all year long. The kitchen? Total showstopper. Custom "slim shaker" style, two-tone cabinetry, Quartz countertops, massive island, dedicated coffee & appliance garage & storage galore. Upstairs, the king-sized primary retreat features a walk-in closet & spa-like ensuite. Two more large bedrooms both w/ lg closets & large windows, plus a oversized, beautifully finished family bath make daily life easy & elevated. The finished basement offers high ceilings, plus multiple large above-grade windows, rec room, guest bed/office, laundry, and second mudroom offers a flexible space that grows with you. Out front the curb appeal is dialled in, think manicured landscaping, wide interlocked walkway, and the unicorn of the west end: a private driveway on a wide lot. Out back: a private, east-facing yard with room to play, relax, and host. Located on a quiet, tree-lined street close to top schools, shops, transit, 15-min walk to BWV & The Junction shopping strip.

**Inclusions:** Fridge, stove, Hood vent, Dishwasher, Washer and dryer, all ELFS, Window blinds, Outdoor metal privacy screens, Backyard shed

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



<b>65 Harshaw Ave</b> <b>Toronto Ontario M6S 1X9</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$9,597/2025 <b>Sold Date:</b> 11/12/2025 <b>SPIS:</b> N	<b>Sold:</b> \$2,100,000 <b>List:</b> \$2,000,000 <b>For:</b> Sale <b>% Dif:</b> 105 <b>Last Status:</b> SLD <b>DOM:</b> 12
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 25 x 100.12 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Bloor St W/Jane St <b>Directions:</b> Harshaw Ave/Jane St

MLS#: W12494520

PIN#: 105220387

Legal: Plan 1352 Pt Lot 71

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air, Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Flat <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding / Stucco/Plaster <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private, Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Grnbelt/Conserv, Park, Public Transit, School, Wooded/Treed <b>Exterior Feat:</b> Backs On Green Belt, Landscaped, Porch Enclosed, Lighting <b>Interior Feat:</b> Carpet Free, Sump Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Accessibility:</b> <b>Feat:</b> Accessible Public Transit Nearby <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 21.46	Hardwood Floor	Built-In Speakers	2 Pc Bath
2	Dining	Main	6.69	x 8.56	Hardwood Floor	Open Concept	Track Lights
3	Kitchen	Main	11.81	x 16.73	Hardwood Floor	Centre Island	W/O To Porch
4	Bathroom	Main	4.66	x 3.12	2 Pc Bath	Ceramic Floor	
5	Prim Bdrm	2nd	15.72	x 11.06	W/O To Balcony	3 Pc Ensuite	W/I Closet
6	Bathroom	2nd	10.89	x 5.28	3 Pc Ensuite	Heated Floor	Ceramic Floor
7	Br	2nd	15.55	x 8.46	Hardwood Floor	W/I Closet	W/O To Balcony
8	Bathroom	2nd	10.83	x 4.95	4 Pc Bath	Ceramic Floor	Heated Floor
9	Br	2nd	10.86	x 8.07	Hardwood Floor	Pocket Doors	Large Window
10	Rec	Bsmt	16.31	x 22.41	Laminate	Pot Lights	Closet
11	Br	Bsmt	11.32	x 22.41	Laminate	Pot Lights	4 Pc Ensuite
12	Laundry	Bsmt	5.28	x 14.83	Ceramic Floor	Soaker	
13	Cold/Cant	Bsmt	13.09	x 8.69			

**Client Remarks:** A rare parkside retreat tucked away on a quiet no-through street in Toronto's sought-after Lambton Baby Point / Old Mill pocket - steps from Bloor West Village and Jane Station. This beautifully upgraded 3 + 1 bedroom, 4 bathroom home blends contemporary comfort with family-friendly charm in one of the city's most desirable west-end communities. The backyard opens directly to the park, offering unobstructed green views and effortless access to nature - perfect for morning coffees, children's play, or hosting summer gatherings. Enjoy soaring ceilings with skylights, built-in ceiling speakers powered by a Sonos amplifier, outdoor speakers, outdoor lighting, and a barbecue gas hookup on the back porch for seamless entertaining. The home features an EV charger, electric fireplace, triple-pane windows (2025), and a new roof (2025) - both under warranty. Additional highlights include central A/C, three split A/C units for personalized comfort, Ring floodlight cameras, and a low-maintenance turf backyard that feels like an extension of the park. Within top-rated school boundaries: Humbercrest Public School (JK-8) and Runnymede Collegiate Institute (9-12). Harshaw Avenue is known for its friendly neighbours, young families, and strong sense of community - a rare opportunity where comfort, convenience, and nature meet.

**Inclusions:** Existing: S/S Fridge, S/S Dishwasher, S/S Gas Stove, S/S Microwave, Washer and Dryer, All Electrical Light Fixtures and Window Coverings, Central A/C + Three Split Units, Electric Fireplace, TESLA EV charger, Ring Floodlight Cameras, B/I Ceiling Speakers Throughout, Sonos amplifier. Triple-pane windows (2025), New roof (2025).

**Listing Contracted With:** PROMPTON REAL ESTATE SERVICES CORP. 416-883-3888



<b>90 Humberview Rd</b> <b>Toronto Ontario M6S 4V5</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$12,344.40/2025 <b>Sold Date:</b> 11/05/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,025,000 <b>List:</b> \$2,195,000
Detached	<b>Fronting On:</b> S		<b>Rms:</b> 8 + 2
Link: N	<b>Acreage:</b>		<b>Bedrooms:</b> 3 + 1
2-Storey	80 x 96 Feet		<b>Washrooms:</b> 3 1x2xMain, 1x3x2nd, 1x4x2nd
	<b>Irrig:</b>		<b>Dir/Cross St:</b> Jane St & Humberview Rd <b>Directions:</b> Jane St & Humberview Rd

**MLS#:** W12450562

**PIN#:** 105260515

**Legal:** PT LT 1 PL 2458 TWP OF YORK AS IN CY584249; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private Double	<b>Water:</b>
<b>Heat:</b> Radiant / Electric	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Window Unit	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Block, Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b>		None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.51	x 12.01	Fireplace	Large Window	Hardwood Floor
2	Kitchen	Main	12.01	x 10.99	Stainless Steel Appl	W/O To Patio	Pass Through
3	Dining	Main	16.01	x 12.01	Large Window	Crown Moulding	Hardwood Floor
4	Family	Main	14.99	x 11.15	Fireplace	W/O To Patio	Pass Through
5	Den	Main	12.34	x 10.99	Large Window	Double Doors	B/I Shelves
6	Prim Bdrm	2nd	15.85	x 11.75	W/I Closet	2 Pc Ensuite	W/O To Terrace
7	2nd Br	2nd	11.68	x 10.43	Closet	W/O To Terrace	Sliding Doors
8	3rd Br	2nd	10.5	x 10.43	Closet	W/O To Terrace	Sliding Doors
9	Rec	Lower	29	x 11.42	Window	Closet	B/I Bar
10	Laundry	Lower	13.32	x 8.83	Laundry Sink	Window	Stone Floor

**Client Remarks:** An impressive, custom 3+1 contemporary home located in a prime Old Mill/Baby Point enclave, offering 2,880 square feet of living space across three well-designed levels. Set in a peaceful, wooded ravine, this exceptional residence provides a serene, Muskoka-like retreat on a quiet, family-friendly cul-de-sac, just moments from the scenic Humber River trails. The super spacious main floor offers ample room for family and friends, featuring an open-plan living and dining room, an excellent kitchen with a walkout to the garden patio, and a family room highlighted by a charming fieldstone fireplace. A main floor office/den and powder room add to the functionality and flow of the space. Upstairs, the primary suite includes a two-piece ensuite, and balcony walk-out to 40' x 12' terrace. The lower level boasts a generous rec room with a front entry at grade, a laundry area, roughed-in three-piece bath, and a cold room. Lovingly maintained by the original owners, this home also includes a double private drive and a spacious double built-in garage (20 x 18.5). All within walking distance to Old Mill and Jane subway stations, and just a short stroll to the shops, services, cafes, and restaurants of Bloor West Village and Baby Point Gates. With its cottage-like setting in the heart of the city, this is a rare opportunity to enjoy a wonderful family home in a very special community. Home inspection, 3D Tour, Video, Floor Plans & House Data Available.

**Inclusions:** See Schedule B

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



<b>28 Humberview Rd</b> <b>Toronto Ontario M6S 1W6</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$9,267/2025 <b>Sold Date:</b> 11/13/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 30			<b>Sold:</b> \$2,230,000 <b>List:</b> \$2,325,000 <b>% Dif:</b> 96
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	27 x 100 Feet	<b>Washrooms:</b> 4	1x2xGround, 1x4x2nd, 1x4xBsmt, 1x4x2nd
<b>Irreg:</b>			
<b>Dir/Cross St:</b> Bloor And Jane <b>Directions:</b> Bloor And Jane			

**MLS#:** W12460714

**PIN#:** 105220472

**Legal:** PT LT 21 PL 1352 TWP OF YORK AS IN CA710187 S/T & T/W CA710187; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Carpet Free, In-Law Suite, Bar Fridge	<b>Retirement:</b>
<b>Foundation:</b> Unknown		<b>HST Applicable to:</b> Included In
<b>Assessment:</b>		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b> Lower		<b>Oth Struct:</b>
		<b>Survey Type:</b> Unknown
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Ground	8.66	x 6.43	O/Looks Frontyard		
2	Living	Ground	11.84	x 21	Hardwood Floor	Fireplace	French Doors
3	Dining	Ground	9.09	x 15.58	Hardwood Floor	Wood Trim	Formal Rm
4	Kitchen	Ground	10.66	x 14.93	Hardwood Floor		
5	Den	Ground	7.58	x 12.76	W/O To Deck		
6	Powder Rm	Ground	4.23	x 5.05	2 Pc Bath		
7	Prim Bdrm	2nd	13.25	x 10.83	Hardwood Floor	W/O To Deck	4 Pc Ensuite
8	Other	2nd	6.59	x 6.07	W/I Closet	Hardwood Floor	
9	Bathroom	2nd	6.17	x 8.66	4 Pc Ensuite		
10	2nd Br	2nd	9.84	x 12.5	Hardwood Floor	Closet	Bay Window
11	3rd Br	2nd	9.58	x 14.4	Hardwood Floor	Closet	Bay Window
12	Bathroom	2nd	6.59	x 6.07	Window		
13	Rec	Bsmt	19.75	x 15.68	4 Pc Bath		
14	Br	Bsmt	11.09	x 13.25			
15	Bathroom	Bsmt	9.84	x 5.25	4 Pc Bath		
16	Laundry	Bsmt	0	0			
17	Utility	Bsmt	11.09	x 4.92			
18	Other	Bsmt	7.58	x 12.76			

**Client Remarks:** Welcome To 28 Humberview Rd, A Rare Opportunity To Own A Fully Reimagined Luxury Home In The Prestigious Baby Point Neighbourhood. Meticulously Renovated From Top-To-Bottom In 2023, This Residence Combines Timeless Charm With Modern Sophistication. The Main Entrance Opens To A Light Soaked Sun Room, The Heart Of The Home Features A Stunning Open-Concept Chef's Kitchen With Bespoke Cabinetry, Walnut Butcher Block Counters, And Built-In Fisher & Paykel Appliances. Living Room Features A Custom Built Window Bench Perfect For An Afternoon Reading Nook. Every Detail Has Been Upgraded, From New Plumbing, Electrical, HVAC, And Waterproofing, To Engineered Hardwood Floors, Custom Shaker Doors, And Soundproofing. Primary Bedroom Features A Walk-Out Deck Overlooking The Backyard, Ensuite Bathroom, And Walk-In Closet. The Luxurious Bathrooms Including The Main Floor Powder Room Are Appointed With Riobel Fixtures And Elegant Tiling, While Living Spaces Are Enhanced With Custom Built-Ins And Abundant Natural Light From New Windows And Patio Doors. Outdoors, Enjoy Professional Landscaping With Interlock Stone, Private Decks, And A Newly Built Garage Currently Being Used As A Gym With Finished Interior, Heating/AC, Offering Versatile Use. It Has The Perfect Blend Of Luxury, Comfort, And Peace Of Mindset In One Of Toronto's Most Coveted Communities. At Your Door Is A Plethora Of Recreational Activities With The Humber River Trails, Old Mill Tennis Club, The Baby Point Club And Is Steps Away From Jane Subway Station (9-Minute Walk), Bloor West Village And Old Mill. With Top-Rated Schools (Humbercrest P.S. With French Immersion And St.Pius X), Boutique Shops, Gourmet Dining, And Excellent Transit Connections At Your Doorstep, This Home Delivers A True Community Feel In The Heart Of The City.

**Inclusions:** Renovated In 2023 With All New Appliances, Fisher & Paykel Induction Stove, Fisher & Paykel Fridge, Range Hood, Bosch Dishwasher, Built-In Microwave, Built-In Wine Fridge, Samsung Washer/Dryer, All Window Coverings, All Electric Light Fixtures. New Windows

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:20:47 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

(2025), HVAC system and Central AC, Tankless Hot Water System, Water Softener. Newly Built Garage, with a Ductless AC/Heater. Upgraded Electrical Panel (200 Amps). Alarm System with Cameras. Licensed City Front Pad Parking. Front Pad Planter.

**Listing Contracted With:** BIG CITY REALTY INC. 905-604-7200



<b>682 Windermere Ave</b> <b>Toronto Ontario M6S 3M1</b> Toronto W02 Runnymede-Bloor West Village Toronto <b>Taxes:</b> \$9,833.30/2025 <b>For:</b> Sale <b>Sold Date:</b> 09/26/2025 <b>% Dif:</b> 121 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 3			<b>Sold:</b> \$2,900,000 <b>List:</b> \$2,399,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 8 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 114.17 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsm	
<b>Dir/Cross St:</b> North of Bloor St W / West of Runnymede <b>Directions:</b> North of Bloor St W / West of Runnymede			

**MLS#:** W12420865

**PIN#:** 213790289

**Legal:** Pt Lt 15 Blk D Pl 874 West Toronto Junction As In WT81349; S/T & T/W WT81349; City Of Toronto

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Other / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Mutual	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Mutual	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1922	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000		<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Rolled, Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Block, Poured Concrete, Stone		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Upper		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 14.17	Hardwood Floor	Open Concept	2 Pc Bath
2	Dining	Main	11.25	x 9.84	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	8.5	x 22.41	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Family	Main	10.83	x 19.16	Fireplace	Picture Window	Open Concept
5	Prim Bdrm	2nd	12.24	x 22.34	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
6	2nd Br	2nd	9.42	x 12.93	Hardwood Floor	Closet	Vaulted Ceiling
7	3rd Br	2nd	8.99	x 12.93	Hardwood Floor	Closet	Vaulted Ceiling
8	Laundry	2nd	4.17	x 4.17	Ceramic Floor		
9	Rec	Lower	18.01	x 23.65	Fireplace	B/I Shelves	B/I Bar
10	4th Br	Lower	12.6	x 7.74	Hardwood Floor	Above Grade Window	W/I Closet

**Client Remks:** Welcome to this exceptional red brick residence in the heart of Bloor West Village, one of Toronto's most coveted neighbourhoods. Extensively renovated masterfully extended, this home showcases luxurious finishes, custom details, and impeccable design throughout. Every element has been carefully considered to create a residence of rare quality and distinction. Families will also appreciate its placement within top-tier school catchments, including Runnymede Jr/Sr PS, Humberstone CI, and St. Pius. At the front, a sun-drenched east-facing porch sets the tone - a perfect spot for morning coffee while watching the neighbourhood come alive. Step inside to an open-concept main floor, where hardwood floors flow seamlessly through each space. A front living room welcomes you, leading into an oversized dining area with a striking vertical wood feature wall and statement chandelier. The custom L-shaped PM kitchen is both stylish & functional, offering an abundance of storage, premium stainless steel appliances, and a centre island ideal for gatherings. The west-facing family room is the heart of the home, featuring a floor-to-ceiling picture window with garden views, a cozy gas fireplace, and space for the family to relax together. At the centre of it all, a stunning custom staircase with concealed storage is illuminated by a dramatic skylight that carries natural light from roofline to basement. Along the way, a built-in bench creates a sunlit reading nook. Upstairs, soaring 9-foot ceilings enhance the sense of space. The oversized primary suite is a rare find in Bloor West complete with a walk-in closet, floor-to-ceiling custom cabinetry, and a spa-like 4-piece ensuite. 2 additional bedrooms, a large family bathroom, & a convenient 2nd -floor laundry. The lower level is a dream for entertaining with 9-foot ceilings, a rec room with hardwired speakers, built-in wine storage, wet bar, plus custom cabinetry. A bedroom & full bathroom offer versatility for guests.

**Inclusions:** Outdoors, the professionally landscaped front back gardens are as inviting as the interiors. A custom deck leads to a private, fenced yard with patio, lawn, and hydrangea-framed borders. New 2-car garage off lane, plus a front pad. Every detail of this home has been meticulously planned, with thoughtful design, premium materials exceptional craftsmanship throughout. This is not just a house its one of the finest homes in Bloor west. Inclusions - All electrical light fixtures. All appliances. All mechanics . All custom window treatments.

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



<b>511 Riverside Dr Toronto Ontario M6S 4B7</b>			<b>Sold: \$2,600,000 List: \$2,679,000</b>
Taxes: \$10,114/2024	For: Sale	% Dif: 97	
Sold Date: 10/19/2025			
SPIS: N	Last Status: SLD	DOM: 17	
Detached	Fronting On: S	Rms: 11	
Link: N	Acreage: 44 x 113 Feet	Bedrooms: 4 + 1	
2 1/2 Storey	Irreg:	Washrooms: 4	
		1x2xGround, 1x4x2nd, 1x5x3rd, 1x3xBsm	
	Dir/Cross St: Bloor and Jane	Directions: north of bloor	

MLS#: W12440233

PIN#: 105240110

Legal: PT LT 19-20 PL 2497 TWP OF YORK AS IN CA604635; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Finished / Separate Entrance	Park/Drive: Private	Gas: Phone:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1928	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, River/Stream	HST Applicable to Not Subject to HST
Yr Built Source: MPAC	Exterior Feat: Deck, Porch Enclosed	Sale Price:
Apx Sqft: 2000-2500	Interior Feat: In-Law Capability, In-Law Suite, Guest Accommodations, Sump Pump, Water Heater Owned	Farm/Agr:
Lot Shape: Irregular		Oth Struct: Garden Shed
Lot Size Source: MPAC		Survey Type: Available
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Unknown		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.36	x 4.56	2 Pc Bath	Closet	
2	Living	Main	17.98	x 14.3	Leaded Glass	Gas Fireplace	Hardwood Floor
3	Dining	Main	12.37	x 12.14	Hardwood Floor	W/O To Patio	
4	Kitchen	Main	14.37	x 21.56	Renovated	Eat-In Kitchen	Heated Floor
5	Other	Main	12.2	x 16.37			
6	2nd Br	2nd	14.86	x 9.84	Hardwood Floor	Closet	
7	3rd Br	2nd	11.78	x 15.16	Hardwood Floor	Closet	
8	4th Br	2nd	11.71	x 10.96	Hardwood Floor	Closet	
9	Prim Bdrm	3rd	17.26	x 19.32	Vaulted Ceiling	5 Pc Ensuite	W/I Closet
10	Laundry	Lower	8.5	x 20.47	Laminate	Laundry Sink	
11	Rec	Lower	13.09	x 13.45	Laminate		
12	5th Br	Lower	11.75	x 10.79	3 Pc Ensuite	Laminate	

**Client Remarks:** Designed with families in mind, this elegant residence blends period charm with modern design. Generous room sizes, thoughtful flow, and beautiful finishes make it as stylish as it is practical for busy family life. At the heart of the home, the chefs kitchen is anchored by a massive marble island (perfect for cooking, homework, or family gatherings), complete with heated wide-plank white oak floors, a 6-burner AGA stove, dual KitchenAid dishwashers, sleek cabinetry, and brass accents. Sliding doors open seamlessly to a cedar deck and private backyard, while the screened Muskoka room extends the seasons for outdoor living. The formal living room, with leaded-glass windows and an oversized Valor gas fireplace, offers a warm space for family downtime or entertaining. Upstairs, three generous bedrooms and a charming family bath with clawfoot tub provide plenty of room for children. The third-floor primary retreat is a serene escape, featuring cathedral ceilings, a cozy lounge area, walk-in closet, and a 5 piece ensuite with custom double vanity, quartz counters, and champagne-brass fixtures, all framed by tranquil treetop views. The bright, professionally waterproofed lower level functions beautifully as an in-law or nanny suite with private side entrance, kitchenette/laundry, a large bedroom, and a spacious rec room, ideal for kids' play or teen hangouts. Outdoors, enjoy landscaped front gardens with hydrangea and a maple tree, a lush fenced backyard with privacy hedging, and parking for three on the private drive. A rare opportunity to own a home that radiates warmth, character, and style- plus all the practicalities of family living- in a coveted neighbourhood setting, just steps from top schools, the Baby point club, Bloor's shops and restaurants, the Humber River parks and bike path, and the TTC.

**Inclusions:** stainless steel french door refrigerator, 6 burner AGA gas range, brass pot filler, stainless steel range hood, 2 stainless steel Kitchenaid dishwashers, electrical light fixtures and existing window coverings, exterior front and back irrigation system, sump pump, garden shed

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000

	<b>74 Humberview Rd</b> <b>Toronto Ontario M6S 1W8</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$12,246.37/2025 <b>Sold Date:</b> 11/12/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,585,000 <b>List:</b> \$2,685,000
	<b>For:</b> Sale <b>Last Status:</b> SLD <b>DOM:</b> 55	<b>Fronting On:</b> N <b>Acreage:</b> 43.04 x 101 Feet <b>Irreg:</b> Irregular	<b>Rms:</b> 9 + 3 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	<b>% Dif:</b> 96
	<b>Detached</b> <b>Link:</b> N 2-Storey	<b>Dir/Cross St:</b> Jane St/ Bloor St W	<b>Directions:</b> Humberview Rd/ Old Mill Dr	

**MLS#:** W12413262

**Legal:** PT LT 30 PL 2659 TWP OF YORK AS IN CA342552; S/T EXECUTION 00-010460, IF ENFORCEABLE; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1955 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Built-In Oven	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.01	x 7.84	Closet	Large Window	Tile Floor
2	Living	Main	16.01	x 14.01	Bay Window	Crown Moulding	Hardwood Floor
3	Dining	Main	13.16	x 12.34	W/O To Deck	Tile Floor	Breakfast Bar
4	Kitchen	Main	13.16	x 12.34	Undermount Sink	Stainless Steel Appl	O/Looks Backyard
5	Den	Main	14.01	x 9.51	Gas Fireplace	B/I Shelves	Hardwood Floor
6	Office	Main	8.99	x 8.99	B/I Desk	B/I Shelves	Hardwood Floor
7	Prim Bdrm	2nd	22.57	x 15.58	Double Closet	3 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	10.99	x 8.66	Double Closet	Window	Pot Lights
9	3rd Br	2nd	10.01	x 8.33	Closet	Window	Hardwood Floor
10	4th Br	2nd	14.01	x 10.76	B/I Desk	Closet	Hardwood Floor
11	Family	Lower	23.33	x 14.99	Gas Fireplace	Window	Pot Lights
12	Laundry	Lower	14.24	x 12.66	Double Closet	Laundry Sink	Walk-Thru
13	Mudroom	Lower	8.5	x 6.66	W/O To Garage	Walk Through	Broadloom

**Client Remarks:** An elegant, thoughtfully renovated Old Mill residence with over 3,000 square feet of stylish living space across 3 levels, boasting 4 bedrooms, 4 bathrooms and a private drive with built-in garage. Located in a peaceful and serene community, steps from fabulous amenities & Old Mill subway. The inviting main level is well-laid out with large principal rooms, plentiful windows and natural light, and perfect connection between the indoor and outdoor features. One of the highlights is the modern chefs kitchen with high-end Miele and Sub-Zero appliances, plentiful stone counters, breakfast bar, views of the back gardens, and adjacent dining room with walkout to the back deck and patio. The luxurious living room is open to a lovely cosy den with a gas fireplace and extensive custom built-ins. Tucked away off the den is a discrete powder room and a beautifully appointed main floor office with garden views and custom cabinetry. Upstairs you will find a primary bedroom retreat with gorgeous tree views, large graceful windows, two double closets, a sitting area, and ensuite washroom. Three additional bedrooms are located on this level, all with wonderful natural light and tree views, together with a linen closet and family bathroom. The lower level includes an expansive recreation room w/gas fireplace and windows on two sides, providing an excellent space to spread out with family and relax, full bath, laundry room, mud/storage room & direct access to the built-in garage. Enjoy fabulous outdoor entertaining in the private landscaped backyard w/deck, pristine stone patio, lush gardens & trees, perfect for al fresco dining or hosting large gatherings. Prime Old Mill location tucked away but close to everything - walk to French Immersion, Old Mill & Jane subways, Bloor West Village, shops, cafes, parks! An abundance of recreational activities available through the Humber River trails, Old Mill Tennis Club & Baby Point Club.

**Inclusions:** Home inspection, video, floor plans, feature sheet, and 3D tour available. See Schedule B.

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



<b>11 Humbercrest Blvd Toronto Ontario M6S 4K6</b>			<b>Sold: \$2,875,000</b>
Toronto W02 Lambton Baby Point Toronto			<b>List: \$2,949,900</b>
<b>Taxes:</b> \$13,411.67/2024	<b>For:</b> Sale	<b>% Dif:</b> 97	
<b>Sold Date:</b> 11/25/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 13	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1	
2-Storey	33.33 x 119 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xMain, 1x4xUpper, 1x6xUpper, 1x4xLower	
<b>Dir/Cross St:</b> Bloor Street West & Old Mill Drive Drive			
<b>Directions:</b> Bloor Street West & Old Mill Drive			

**MLS#:** W12540640

**PIN#:** 105220072

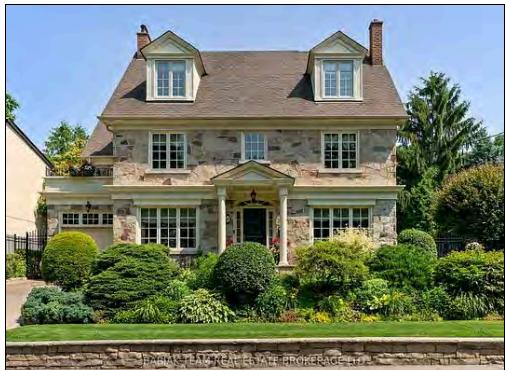
**Legal:** Part Lot 8-9 Plan 2669

<b>Kitchens:</b> 1	<b>Exterior:</b>	<b>Zoning:</b>
<b>Fam Rm:</b> Y	Stone / Stucco/Plaster	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive:</b> Private	<b>Water:</b>
<b>A/C:</b> Central Air	<b>Drive Park Spcs:</b> 5	<b>Water Supply Type:</b>
<b>Central Vac:</b> Y	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b>
<b>Apx Age:</b>	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Pool:</b> None	<b>Retirement:</b> N
<b>Roof:</b> Asphalt Shingle	<b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Ravine, River/Stream, School	<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Concrete	<b>Exterior Feat:</b> Landscaped, Patio	<b>Sale Price:</b>
<b>Assessment:</b> <b>POTL:</b>	<b>Interior Feat:</b> Sump Pump, Ventilation System, Water Heater, Central Vacuum	<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b> Lower		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.78	x 15.49	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Main	13.19	x 15.49	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	19.19	x 12.11	Tile Floor	Breakfast Area	Stainless Steel Coun
4	Family	Main	19.13	x 11.65	Hardwood Floor	W/O To Garden	O/Looks Backyard
5	Prim Bdrm	2nd	16.73	x 12.3	Hardwood Floor	6 Pc Ensuite	W/I Closet
6	2nd Br	2nd	14.37	x 10.99	Hardwood Floor	Vaulted Ceiling	Double Closet
7	3rd Br	2nd	11.78	x 10.2	Hardwood Floor	Vaulted Ceiling	Double Closet
8	4th Br	2nd	10.7	x 10.33	Hardwood Floor	Vaulted Ceiling	Large Closet
9	Rec	Lower	35.6	x 21.95	Hardwood Floor	Gas Fireplace	Open Concept
10	5th Br	Lower	11.32	x 11.02	Hardwood Floor	Above Grade Window	Closet

**Client Remks:** Meticulously Built With Only The Finest Of Materials, This Detached, Four-Bedroom Baby Point Residence Combines Great Attention To Detail With Exceptional Design! The Engaging Living Room Showcases A Cozy Gas Fireplace & Seamlessly Integrates Into A Breathtaking Open-Concept Dining Room. The Expansive Contemporary Kitchen Provides An Intimate Atmosphere With A Large Center Island, Quartz Countertops And Top Of The Line Appliances. The Adjacent Family Room Is Perfect For Families And Provides Easy Access To The Rear, Exceptionally Manicured, Mature Backyard Oasis. The Spacious Primary Bedroom Retreat Includes A Spa-Like 6-Piece Ensuite Bathroom And Large Walk-In Closet. The Upper Level Includes Three Additional Spacious Bedrooms With Soaring Vaulted Ceilings, A Contemporary Four-Piece Bathroom And A Secondary, Upper Level Laundry Area. The Large Lower Level Features A Spacious Family Room & Recreation Area With A Gas Fireplace, A Large Fifth Guest Bedroom, Expansive Laundry Room And Additional Four-Piece Bathroom. The Expansive, Detached Garage Provides An Abundance Of Additional Exterior Storage. Steps To Shopping & Restaurants Of Bloor West Village, Etienne Brule Park, Old Mill Tennis Club, Humber River Recreation Trails, Humber Marshes, Kings Mill Park, Lessard Park, Exceptional Schools & Public Transit.

**Listing Contracted With:** RE/MAX HALLMARK BIBBY GROUP REALTY 416-481-0888



**82 Humberview Rd**  
**Toronto Ontario M6S 1X1**

Toronto W02 Lambton Baby Point Toronto

**Taxes:** \$22,200.32/2025

**For:** Sale

**Sold:** \$3,912,000  
**List:** \$3,995,000

**Sold Date:** 10/05/2025

**% Dif:** 98

**SPIS:** N

**Last Status:** SLD

**DOM:** 33

Detached

**Fronting On:** N

**Rms:** 10 + 5

**Link:** N

**Acreage:**

**Bedrooms:** 4

3-Storey

70 x 98 Feet

**Washrooms:** 5

**Irreg:**

70FRx73Wx82Nx116E

irregular

1x3xMain, 1x4x2nd, 1x3x2nd,  
 1x4x3rd, 1x2xLower

**Dir/Cross St:** Jane St & Bloor St W **Directions:** Jane St & Bloor St W

**MLS#:** W12374441

**Legal:** LT 40 PL 2659 TWP OF YORK; PT LT 39 PL 2659 TWP OF YORK AS IN CA561642; TORONTO (YORK), CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Up	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 3500-5000	Outdoor, Inground, Salt	<b>Waterfront:</b>
<b>Lot Shape:</b> Irregular	<b>Prop Feat:</b> Central Vacuum, Clear View, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, River/Stream, School	<b>Retirement:</b>
<b>Lot Size Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Lawn Sprinkler System, Lighting, Patio, Hot Tub, Year Round Living, Privacy, Landscaped	<b>HST Applicable to</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Auto Garage Door, Remote, Bar Fridge, Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, Floor Drain, Storage, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater Owned, Water Meter, Garburator	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block	<b>Security Feat:</b> Alarm System, Monitored, Carbon Monoxide Detectors, Security System, Smoke Detector	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b> Fence - Full, Other
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

**Topography:** Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.42	x 7.41	Crown Moulding	Pot Lights	Hardwood Floor
2	Living	Main	22.01	x 11.52	Fireplace	Built-In Speakers	Crown Moulding
3	Kitchen	Main	17.42	x 13.85	Centre Island	B/I Appliances	O/Looks Garden
4	Dining	Main	20.01	x 13.75	Fireplace	Crown Moulding	French Doors
5	Breakfast	Main	12.6	x 11.52	Large Window	Built-In Speakers	Crown Moulding
6	Mudroom	Main	10.66	x 8.6	W/O To Pool	3 Pc Bath	Heated Floor
7	Prim Bdrm	2nd	20.01	x 14.01	W/I Closet	W/O To Balcony	4 Pc Ensuite
8	2nd Br	2nd	18.01	x 11.68	W/O To Balcony	Crown Moulding	Large Window
9	3rd Br	2nd	13.42	x 12.66	Closet	Crown Moulding	Large Window
10	4th Br	2nd	12.66	x 9.74	Closet	Crown Moulding	Large Window
11	Family	3rd	22.01	x 14.34	Fireplace	Closet	Hardwood Floor
12	Exercise	3rd	22.01	x 12.01	Built-In Speakers	Window	Hardwood Floor
13	Rec	Lower	22.01	x 11.15	Fireplace	Wall Sconce Lighting	Pot Lights
14	Games	Lower	27.99	x 13.32	B/I Bar	W/O To Pool	Crown Moulding
15	Laundry	Lower	13.25	x 11.58	Wall Sconce Lighting	Stainless Steel Sink	Pot Lights
16	Utility	Lower	13.25	x 11.68	Window		

**Client Remarks:** Set high above the Humber River on a quiet tree-lined street, this distinguished three-storey Georgian residence offers timeless sophistication in one of Toronto's most desirable neighbourhoods. Thoughtfully designed by renowned architect Richard Wengle, the home exudes a graceful balance of classic architecture and modern luxury, with 5,500 square feet of meticulously crafted living space over four beautifully appointed levels. Interior details of note include stately principal rooms, graceful fireplaces on every level (five in total), custom mouldings and extensive millwork throughout, luxuriously heavy solid core doors, and the list goes on. The main level provides plentiful space for gathering and entertaining with its chef's kitchen, expansive living room with fireplace, grand formal dining room with two Juliette

balconies, cheerful breakfast room, mud room with heated floors, and 3-piece bath. The centre hall plan provides a wonderful flow while the bespoke architectural details elevate the space. All four bedrooms are airy and bright, with windows on multiple sides. The divine primary bedroom retreat includes three cedar lined closets, a 4-piece ensuite, gas fireplace, two sets of French doors with Juliette balconies, and an upper level deck. For activities, the third floor offers a family room w/fireplace, exercise area with reinforced floor for equipment, and 4-piece bath. The activities continue in the lower level with its distinguished billiard room & oak bar, exquisite wine cellar, and recreation room w/gas fireplace. Enjoy outdoor entertaining at its finest in the private backyard oasis with pristine saltwater pool and spa, immaculate lush gardens and trees, a patio for al fresco poolside dining, and charming pool house. With room for the entire family to spread out, entertain and relax in a most exceptional and carefully planned residence, this opportunity is not to be missed.

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



<b>79 Baby Point Cres Toronto Ontario M6S 2B7</b> Toronto W02 Lambton Baby Point Toronto <b>Taxes:</b> \$24,226.84/2025 <b>Sold Date:</b> 07/24/2025 <b>SPIS:</b> N			<b>Sold:</b> \$5,815,000 <b>List:</b> \$6,475,000
Detached	<b>Fronting On:</b> E	<b>For:</b> Sale	<b>% Dif:</b> 90
Link: N 2-Storey	<b>Acreage:</b> 75 x 255 Feet <b>Irreg:</b>	<b>Rms:</b> 13 + 6 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 7 2x2xMain, 2x5x2nd, 1x3x2nd, 1x3xBsmt, 1x2xBsmt	
<b>Dir/Cross St:</b> Jane St/ Bloor <b>Directions:</b> Please follow your GPS			

MLS#: W12155433

PIN#: 105260617

Legal: Plan 1582 N Pt Lot 258 S Pt Lot 259

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 3500-5000	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Cedar	<b>Interior Feat:</b> Built-In Oven	<b>Sale Price:</b>
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b>
Available Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.04	x 8.46	Hardwood Floor	Panelled	Formal Rm
2	Living	Main	27.99	x 16.57	Hardwood Floor	Gas Fireplace	Crown Moulding
3	Dining	Main	22.51	x 17.91	Hardwood Floor	Gas Fireplace	French Doors
4	Family	Main	14.44	x 18.14	Hardwood Floor	Fireplace	Crown Moulding
5	Library	Main	13.25	x 13.12	Hardwood Floor	Panelled	Fireplace
6	Kitchen	Main	16.47	x 29.46	Eat-In Kitchen	Stone Counter	Open Concept
7	Breakfast	Main	18.8	x 16.86	W/O To Terrace	Heated Floor	Pot Lights
8	Mudroom	Main	13.58	x 8.4	Heated Floor	2 Pc Bath	B/I Shelves
9	Prim Bdrrm	2nd	32.64	x 18.27	Vaulted Ceiling	6 Pc Ensuite	W/I Closet
10	2nd Br	2nd	17.52	x 13.39	Hardwood Floor	Crown Moulding	
11	3rd Br	2nd	21.95	x 18.21	Hardwood Floor	Large Window	His/Hers Closets
12	4th Br	2nd	18.67	x 10.47	Hardwood Floor	3 Pc Ensuite	Picture Window
13	5th Br	2nd	12.17	x 16.4	Hardwood Floor	W/O To Deck	Pocket Doors
14	Rec	Lower	16.8	x 27.89	Fireplace	Pot Lights	Sunken Room
15	Br	Lower	17.91	x 19.09	3 Pc Ensuite	Sauna	Broadloom
16	Media/Ent	Lower	21.56	x 17.36	Built-In Speakers	Broadloom	
17	Other	Lower	13.19	x 13.55	Pot Lights	Ceramic Sink	
18	Other	Lower	16.67	x 16.63	Stainless Steel Sink		
19	Laundry	Lower	12.8	x 11.78	Laundry Sink		

**Client Remarks:** Exquisite home overlooking the scenic Humber River in one of Toronto's top family neighborhoods. This exquisite grand estate overlooks the scenic Humber River, offering a unique opportunity to purchase an elegant five-bedroom home in a serene setting. Situated atop Baby Point Cres, it offers spectacular views of the river. Featured on the cover of Canadian Homes & Gardens in Toronto Life Magazine, this residence blends original charm w/modern amenities. It boasts a hand-laid split stone exterior, carriage horse garage doors, a heated garage w/direct access to the mudroom, & a cedar shingle roof. The front door leads to sophisticated entrance w/oak wood paneling, arches, & a handcrafted wrought-iron staircase. A 2000 Peter Higgins extension creates a seamless flow between indoor & outdoor living spaces. The home is filled w/sun-filled rooms & expansive windows that capture the beauty of each season. It includes a charming knotty pine wood-paneled library w/an original fireplace, three gas fireplaces, & four wood-burning fireplaces. The eat-in kitchen is equipped w/stainless steel appliances, granite island & counters, oversized butcher block counters, & double-sided sinks. Entertaining is made easy with a secondary staircase, perfect for hosting dinner parties in the formal upper dining room or casual lower dining area with patio doors leading to a stone terrace. Relax in the family room by the wood-burning fireplace or enjoy movies in the theatre room, equipped with surround sound & a projector. The home also features a sauna, an arts room with a pottery sink, a crafts room, & a wine cellar. Beyond the home, you will join the close-knit Baby Point community, with access to the Baby Point Club offering bowling, tennis, skating, & year-round events. The home is within walking distance to the subway & Bloor West Village cafes, bakeries, shops, & dining options from fine dining to local pubs. Short drive to some of Canada's top golf courses, 15 min to the airport.

**Inclusions:** Two Sub-Zero Refrigerators, One Bar Refrigerator, Bosch Built-in Dishwasher, Ultraline Professional Six Burner plus Grill Gas Range with Double Oven, Range Hood, Maytag Washer & Dryer, stainless steel fridge in garage, all Electrical light fixtures, All window covers, Butcher Block & Baskets, Central Vacuum & Accessories, B/I Ceiling Speakers throughout Sonos compatible, Media Rm: Screen & Projector, Media Components: Panamax, marantz receiver, Wd My Cloud, Six Surround sound speakers, Custom Shutters, Sheers, Custom B/I Wall Units, 200 amp electrical panel, Navien tankless HW, Two Humidifiers, Two Air Cleaners, Two CAC units, DSC Security System, Fireplace Grates, Laundry Rm Table & Wire Baskets, B/I Closet Organizers, Hot Tub Equipment and Cover (AS IS), Inground Sprinkler System. Exterior cameras 3, wooden wine racks, pottery sink, Heater in the garage.

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