



66 Watson Ave Toronto Ontario M6S 4E1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,170.10/2025 For: Sale Sold Date: 09/19/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$780,000 List: \$790,000 % Dif: 99
Semi-Detached Link: Bungalow	Fronting On: W Acreage: 22 x 115 Feet Irreg: Irregular	Rms: 3 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x2xMain, 1x3xBsmt	
Dir/Cross St: St. John Rd./Jane St. Directions: none			

MLS#: W12396019 **PIN#:** 105280258
Legal: Lan 1001 Pt Lot 20 Plan 878 Pt Lot 122

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Rolled Foundation: Concrete, Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: In Addition To, Not Subject to HST Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.86	x 8.53	Combined W/Dining	Open Concept	Renovated
2	Kitchen	Main	12.14	x 8.53	Eat-In Kitchen	Quartz Counter	Stainless Steel Appl
3	Prim Bdrm	Main	16.73	x 6.89	W/O To Yard	Large Closet	Renovated
4	Br	Main	9.51	x 8.2	Renovated		
5	Office	Bsmt	14.76	x 6.56	Renovated		
6	Br	Bsmt	9.84	x 7.87	Renovated		

Client Remks: Look no further! This updated 2+1 bedroom, 1+1 bathroom home with a finished basement is move-in ready. Enjoy a spacious eat-in kitchen and open-concept living and dining area. Good-sized bedrooms perfect for a growing family. Features include a separate laundry room, additional bathroom, and custom shed for extra storage. Located in a fantastic neighbourhood just a 5-minute walk to the highly sought-after Humbercrest School, close to TTC, The Junction, Warren Park, and the Humber River. Includes stainless steel fridge, stove, dishwasher, microwave, all-in-one washer/dryer, and all electric light fixtures.

Listing Contracted With: ROCK STAR REAL ESTATE INC.905-361-9098



215 Jane St			Sold: \$958,000		
Toronto Ontario M6S 3Y8			List: \$899,000		
Toronto W02 Runnymede-Bloor West Village Toronto					
Taxes: \$6,136.92/2025		For: Sale	% Dif: 107		
Sold Date: 10/09/2025					
SPIS: N	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: E	Rms: 3 + 1			
Link:	Acreage:	Bedrooms: 3			
2-Storey	23.17 x 108.83 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x2xBsmt			
Dir/Cross St: Bloor St West and Jane St			Directions: Bloor St West and Jane St		

MLS#: W12442477 **PIN#:** 213800020
Legal: PT LT 10 PL 1119 WEST TORONTO JUNCTION AS IN CA621544; S/T & T/W CA621544; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: A
Basement: Full	Park/Drive: Mutual	Gas: Y
Fireplace/Stv: N	Drive: Mutual	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apex Age:	Pool: None	Retirement:
Apex Sqft: 1100-1500	Prop Feat: Hospital, Library, Park, Place	HST Applicable to Included In
Lot Size Source: MPAC	Of Worship, Public Transit, School	Sale Price:
Roof: Asphalt Shingle	Exterior Feat: Deck, Year Round Living,	Farm/Agr:
Foundation: Block	Landscaped	Oth Struct:
Assessment: 2025 POTL:	Interior Feat: Other	Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

Topography: Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	12.6	x 6.59	Closet	Window	Tile Floor
2	Living	Ground	16.08	x 11.52	Hardwood Floor	Fireplace	Crown Moulding
3	Dining	Ground	12.01	x 9.68	Hardwood Floor	Crown Moulding	Window
4	Kitchen	Ground	12.01	x 8.01	Renovated	Stainless Steel Appl	W/O To Deck
5	Br	2nd	12.66	x 11.42	Hardwood Floor	Closet	Window
6	Br	2nd	12.99	x 9.74	Hardwood Floor	Closet	Window
7	Br	2nd	12.01	x 8.01	Laminate	Window	
8	Utility	Bsmt	18.18	x 11.84	2 Pc Bath	Window	
9	Rec	Bsmt	15.75	x 11.32	Window		

Client Remks: Nestled Between Bloor West Village And Baby Point, This Charming Brick Semi-Detached Home Offers The Perfect Blend Of Character And Modern Updates. Freshly Painted Throughout, Beautifully Renovated Kitchen Featuring Stainless Steel Appliances, Subway Tile Backsplash, Custom Cabinetry, Butcher Block Countertops, And A Walkout To A Brand New Oversized Deck, Ideal For Entertaining. Original Hardwood Floors Through The Living And Dining Room. Updated Modern Light Fixtures. Upstairs, You'll Find Three Spacious Bedrooms And A Full Bathroom. The Lower Level Offers A Side Entrance, Above-Grade Windows, And A Convenient Two-Piece Bathroom, With Potential For An In-Law Suite Or Additional Living Space. The Property Also Includes A Large Garage With A New Roof And Siding, Along With A Deep Backyard Featuring Gardens And Green Space Stretching To The Lot Line. Zoned For Laneway Housing, This Is A Rare Opportunity In The Neighbourhood. Just A Short Walk To Jane Subway Station, Top-Rated Schools, Shops, Cafes, And Restaurants.

Inclusions: Stainless Steel Refrigerator, Dishwasher, Stove, Range Hood. Washer. Electrical Light Fixtures.

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



126 Watson Ave Toronto Ontario M6S 4E1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,999.60/2025 For: Sale Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$875,000 List: \$899,900 % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 15.08 x 115 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Dundas & Jane Directions: North of St John's

MLS#: W12465425 **PIN#:** 105280232
Legal: PT LT 9 PL 1001 TWP OF YORK AS IN TB926847, S/T & T/W TB9026847; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles, Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 10.01	Stainless Steel Appl Eat-In Kitchen
2	Dining	Main	13.98	x 10.4	Hardwood Floor Window
3	Living	Main	12.99	x 10.99	Hardwood Floor Fireplace
4	Prim Bdrm	2nd	13.98	x 10.99	Hardwood Floor Large Window
5	2nd Br	2nd	13.98	x 8.99	Broadloom Window
6	3rd Br	2nd	10.99	x 6.99	Broadloom Window

Client Remks: Amazing opportunity to get in to a great neighborhood in Upper Bloor West Village! This charming 3 bedroom Semi-Detached home features many recent updates including 2nd floor bathroom completely renovated, hallway ceiling smoothed with potlights, replaced front door and windows in enclosed front porch, new flat roof with added chimney breathers (2021). Gutters and downspout installed, 70 new bricks and parging on back & sides. Trane XR13 A/C unit (2019), hot water tank owned, & new right side backyard fence. High ceilings on both floors, strip hardwood throughout & full basement with 4-piece bathroom. Large eat-in kitchen with mint appliances & walk-out to backyard oasis with patio, large grass space & amazing oversized workshop/storage shed with insulation & electrical panel! Steps to TTC, Subway, Humber River, trendy shops & restaurants in Bloor West Village & The Junction. Short Walk to Humbercrest P.S. & Humber River. Move-in ready today & has incredible future reno potential!

Inclusions: S/S Fridge, S/S Stove, Washer, Dryer, All Window Coverings, All Light Fixtures, A/C Unit

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD.905-764-7111



448 Willard Ave Toronto Ontario M6S 3R6 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,500.23/2025 For: Sale % Dif: 93 Sold Date: 09/27/2025 SPIS: N Last Status: SLD DOM: 11		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.92 x 114.17 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 3x4
Dir/Cross St: Annette/Willard Directions: Annette/Willard		

MLS#: W12405943 **PIN#:** 213790203
Legal: PT LT 131 PL 987 WEST TORONTO JUNCTION AS IN CA339836; S/T & T/W CA339836; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Concrete Gar/Gar Spcs: Detached / 0 Park/Drive: Drive: Boulevard Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Water Heater Owned, In-Law Capability	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rarely available, this solid home has been lovingly owned by the same family for over 30 years. Nestled on a quiet, tree-lined street south of Annette, in the highly desirable Bloor West Village/High Park North neighborhood, this property offers incredible potential for the next owner to make it their own. Currently set up as a duplex, with one tenant occupying the main floor and basement and another on the second floor, the home also features a finished basement with a separate rear entrance, a family/rec room, laundry room, furnace room, a 4-piece bathroom, and a rough-in for a third kitchen. Perfectly situated near Runnymede PS and Humberside Collegiate, and just a short walk to Bloor Streets renowned shops, cafes, restaurants, Runnymede subway, and parks. Beautiful High Park is within walking distance. The rear laneway also provides exciting potential for a future laneway suite (with city approval). This is a rare chance to own a versatile home in one of Torontos most sought-after communities. Inclusions: 2 Fridges, 2 Stoves, 1 Hot Water tank Listing Contracted With: MYSAK REALTY INC. 416-767-5500					



636 Beresford Ave Toronto Ontario M6S 3C3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,055.32/2025 For: Sale % Dif: 119 Sold Date: 10/30/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,248,000 List: \$1,049,800
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 149.16 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x1xBsmt	Dir/Cross St: Runnymede and St. Johns Rd Directions: Runnymede and St. Johns Rd

MLS#: W12478473 **PIN#:** 105200540
Legal: PT LT 99 BLK D PL 615 TWP OF YORK AS IN CA656713; TORONTO (YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.76	x 10.66	Hardwood Floor	Large Window
2	Dining	Main	13.22	x 11.12	Hardwood Floor	Window
3	Kitchen	Main	15.16	x 9.94		
4	Den	Main	9.42	x 5.84	Laminate	W/O To Yard
5	Prim Bdrm	2nd	15.16	x 10.07	Hardwood Floor	Large Window Closet
6	2nd Br	2nd	11.71	x 9.28	Hardwood Floor	Window Closet
7	3rd Br	2nd	10.07	x 9.28	Hardwood Floor	Window Closet
8		Bsmt	24.05	x 16.83		
9		Bsmt	9.09	x 5.28		

Client Remks: Welcome to 636 Beresford Avenue! Step Inside This Fantastic Opportunity To Own A Character-Filled 3 Bedroom Home In The Highly Sought-After Bloor West Village Neighborhood! This Property Offers Amazing Potential With Your Own Personal Touch To Transform Into Your Dream Home. Featuring 3 Great Sized Bedrooms, Open Canvas Basement, And Premium 149ft Deep Lot With A Well Maintained One(1) Car Garage! Conveniently Located in a Family-Friendly Community Within Walking Distance To Excellent Schools, Beautiful parks, This Home Is Ideal For First-Time Buyers, Renovators, Or Investors Looking To Add Value In A Prime Location.

Inclusions: All Existing Appliances Including Fridge, Stove, Laundry. All Existing Light Fixtures and Window Coverings. Newer A/C and Newer Furnace

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



85 Watson Ave Toronto Ontario M6S 4E2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,660.26/2025 For: Sale % Dif: 97 Sold Date: 11/19/2025 SPIS: N Last Status: SLD DOM: 34		
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 12.56 x 90 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 Washrooms: 2 1x5x2nd, 1x3xLower
Dir/Cross St: Jane St/ St Johns Rd Directions: Jane St/ St Johns Rd		

MLS#: W12466547 **PIN#:** 105280313
Legal: PT LT 3-4 PL 1979 TWP OF YORK AS IN TB793370; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 12.01	O/Looks Frontyard	Large Window	Open Concept
2	Dining	Main	14.6	x 8.99	Window	Walk Through	Hardwood Floor
3	Kitchen	Main	10.5	x 7.25	W/O To Deck	Marble Counter	B/I Appliances
4	Prim Bdrm	2nd	16.01	x 12.01	B/I Shelves	O/Looks Frontyard	Large Window
5	2nd Br	2nd	9.84	x 7.51	Window	Hardwood Floor	
6	Rec	Lower	19.26	x 12.01	Open Concept	Window	
7	Laundry	Lower	10.01	x 7.41	Laundry Sink	Stainless Steel Appl	Tile Floor

Client Remks: Welcome to this delightful, fully renovated 2 bedroom, 2 bathroom townhome in family-friendly Baby Point North where you can enjoy 1,500 sq ft over three levels of superb space showcasing quality craftsmanship and attention to detail! The perfect starter home or a stylish alternative to condo living! Step onto the inviting covered front porch - perfect for morning coffee or evening relaxation. Inside, the bright and modern open concept main floor features custom built-in seating in the dining area and a stunning new kitchen. This chefs dream space boasts high end finishes, premium appliances, custom cabinetry, Italian natural stone countertops and a pantry. A walkout from the main level leads to a private backyard with composite decking, stone seating area and lush greenery. Upstairs, the renovated bathroom offers a spa-like retreat with a classic clawfoot tub and large walk-in shower. The well-finished lower level adds valuable living space with a recreation room, a 3-piece bath, laundry area and plenty of storage space. The lush and professionally landscaped gardens enhance curb appeal and are designed for low maintenance. Recent updates include a new flat roof (2023), updated flooring (2020) and a ductless air conditioning system (2022). All of this in an amazing location, just steps to Baby Point Gates shops and eateries, library and within walking distance of the beautiful Humber River parklands, Bloor West Village, the Junction and French Immersion at Humbercrest Public School. A great spot for families, cyclists & outdoor enthusiasts! Easy access to TTC, Pearson Airport and downtown. This move-in ready home in a highly sought-after neighbourhood is ideal for many buyers including first timers and downsizers!

Inclusions: See Schedule B

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



561 Beresford Ave Toronto Ontario M6S 3C2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,768.77/2025 For: Sale % Dif: 116 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.83 x 139.01 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: West Runnymede Rd & North Bloor St. W. Directions: West Runnymede Rd & North Bloor St. W.		

MLS#: W12460579	PIN#: 105200607
Legal: Pt Lt 102 Blk F PL 615 Twp Of York As In CA409006; S/T Interest In CA409006; Toronto (York), City Of Toronto	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1922 Apx Sqft: 1100-1500 Roof: Other, Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: Other, Floor Drain	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.68	x 12.99	Hardwood Floor	O/Looks Frontyard	Combined W/Dining
2	Dining	Main	11.09	x 11.25	Hardwood Floor	Open Concept	
3	Kitchen	Main	13.58	x 8.66	Eat-In Kitchen	W/O To Garden	
4	Prim Bdrm	2nd	10.76	x 12.5	Hardwood Floor	Closet	O/Looks Frontyard
5	2nd Br	2nd	9.09	x 10.99	Hardwood Floor	W/I Closet	
6	3rd Br	2nd	14.01	x 8.5	Broadloom	O/Looks Backyard	
7	Rec	Bsmt	13.32	x 20.41	Broadloom		
8	Laundry	Bsmt	13.45	x 12.6			

Client Remks: Welcome to 561 Beresford Avenue. Nestled in the heart of Upper Bloor West Village, this charming semi-detached home offers the perfect blend of character, community, and convenience an ideal opportunity for first-time buyers or young families. Set back from the street, the home greets you with a lovely west-facing front porch the perfect spot to enjoy your morning coffee, unwind with a glass of wine at sunset, or chat with friendly neighbours passing by. Inside, a warm and inviting open-concept living and dining area flows seamlessly into an eat-in kitchen overlooking the backyard. The space has been lovingly maintained, offering plenty of natural light and a welcoming sense of home. Upstairs, you'll find three generous bedrooms, including a king-sized primary bedroom at the front of the home and two well-proportioned rooms ideal for kids, guests, or a home office one complete with a bonus walk-in closet. A four-piece family bathroom completes this level. The lower level is open and versatile, with space for a large sectional for movie nights plus a flexible area for a playroom, gym, or office. At the rear, the east-facing yard basks in morning sunlight, offering a private outdoor retreat with a patio and small lawn perfect for summer BBQs or weekend lounging. The 139-foot deep lot backs onto a laneway, offering potential for a new garage or future laneway suite, while still accommodating two-car parking. Ideally located within walking distance to The Junctions vibrant shops and restaurants, Baby Points scenic river trails, and Bloor West Villages charming boutiques and cafes. High Park, top-rated schools, and TTC transit are all nearby making this home a true gem in one of Torontos most desirable west-end communities.

Inclusions: Stove and vent hood, Fridge, Washer, Dryer. All electrical light fixtures. Furnace & AC unit. Broadloom where laid.

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



26 Ardagh St Toronto Ontario M6S 1Y3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,741.54/2025 For: Sale % Dif: 122 Sold Date: 08/30/2025 SPIS: Y Last Status: SLD DOM: 8			Sold: \$1,325,000 List: \$1,088,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.5 x 105 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4xUpper, 1x3xBsmt	Dir/Cross St: Runnymede Rd. & Annette St. Directions: Runnymede Rd. & Annette St.

MLS#: W12359725 **PIN#:** 213780197
Legal: PT LT 27 PL 991 WEST TORONTO JUNCTION AS IN WT112980; S/T & T/W WT112980; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Oil A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.43	x 14.5	
2	Living	Main	10.6	x 13.85	
3	Dining	Main	9.68	x 12.66	
4	Kitchen	Main	14.99	x 9.84	Breakfast Area
5	Prim Bdrm	Upper	13.42	x 13.75	
6	Br	Upper	9.25	x 12.6	
7	Br	Upper	9.25	x 11.25	
8	Bathroom	Upper	5.09	x 7.68	
9	Br	Lower	12.4	x 11.15	
10	Sitting	Lower	10.76	x 12.4	
11	Bathroom	Lower	5.91	x 6.99	
12	Laundry	Lower	8.92	x 12.4	

Client Remks: Fall in love with this beautifully maintained semi just steps from the heart of Bloor West Village. Soaring 9-ft ceilings on the main floor create an airy, welcoming flow from the sunny front sunroom to the living/dining areas. Upstairs offers 3 generous bedrooms, all stairs and the upper level with newly replaced carpet. The finished basement adds valuable extra living space plus a full washroom ideal for a rec room or guest suite. Outside, enjoy professionally landscaped front and back yards with interlocking stone, and a detached rear garage for secure parking and storage! Minutes to the subway, shops, cafes, parks, and top-rated schools this turnkey home blends comfort, convenience, and classic Bloor West charm. Pre-inspection report available.

Inclusions: Fridge, Oven, Washer, Dryer, All Light Fixtures, All Window Coverings

Listing Contracted With: RE/MAX REALTY SERVICES INC. 905-456-1000



227 Jane St Toronto Ontario M6S 3Y8 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,000/2025 For: Sale Sold Date: 07/08/2025 SPIS: N Last Status: SLD DOM: 33			Sold: \$1,090,000 List: \$1,115,000 % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 26.83 x 108.83 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Jane & Ardagh Directions: West

MLS#: W12198640 **PIN#:** 213800014
Legal: PT LT 13 PL 1119 WEST TORONTO JUNCTION AS IN CT699238; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1943 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.09	x 10.53	
2	Dining	Main	13.52	x 12.24	
3	Kitchen	Main	12.8	x 8.76	
4	Prim Bdrm	2nd	14.27	x 11.32	
5	2nd Br	2nd	12.2	x 9.15	
6	3rd Br	2nd	10.33	x 8.23	
7	Rec	Bsmt	13.58	x 18.27	
8	Laundry	Bsmt	5.41	x 7.22	
9	Utility	Bsmt	14.11	x 10.99	
10	Other	Bsmt	6.07	x 6.89	

Client Remks: Tucked just north of Bloor, this well-cared-for 3-bed, 2-bath home at 277 Jane offers a rare combo: privacy, parking, and proper space to live. With a smart, functional layout, it works whether you're juggling kids, hosting guests, or setting up a home office that doesnt share walls with your bed. The backyard is its own quiet zone mature oaks, calm vibes, and a tucked-away laneway make it feel like youve slipped out of the city without leaving. Inside, nothing is overdone, but everything just works. Clean lines, good bones, and real storage. Bonus: theres a detached outbuilding with serious potential for studio, gym, or whatever your escape looks like. Bloor West Village gives you everything from indie bakeries to doctor's offices without needing a car, though you'll still have a spot for one. Oh and theres a river nearby. In Toronto.

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



573 Beresford Ave Toronto Ontario M6S 3C2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,550.08/2025 For: Sale % Dif: 112 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,288,000 List: \$1,148,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.83 x 125 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Annette/Runnymede Directions: Annette/Runnymede

MLS#: W12407472 **PIN#:** 105200613
Legal: PT LT 99-100 BLK F PL 615 TWP OF YORK AS IN CY567208 & TB107925; S/T & T/W CY567208; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.65	x 12.86	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Ground	13.62	x 11.09	Open Concept	Combined W/Living	Pot Lights
3	Kitchen	Ground	13.68	x 9.06	Quartz Counter	Stainless Steel Appl	Pot Lights
4	Kitchen	Ground	9.06	x 13.68	Renovated	Eat-In Kitchen	W/O To Deck
5	Mudroom	Ground	8.07	x 6.33	W/O To Deck	W/O To Garden	Window
6	Prim Bdrm	2nd	10.76	x 12.7	Broadloom	W/I Closet	Hardwood Floor
7	2nd Br	2nd	14.6	x 8.6	Hardwood Floor	Closet	Window
8	3rd Br	2nd	9.22	x 10.6	Hardwood Floor	Closet	Window
9	Family	Bsmt	13.22	x 26.12	Pot Lights	Combined W/Office	2 Pc Bath
10	Office	Bsmt	13.22	x 26.12	Window	Broadloom	Pot Lights
11	Laundry	Bsmt	9.15	x 6.07	Ceramic Floor	Window	

Client Remks: Fabulous Renovated 3 Bedrooms & 2 Bathroom Semi Located On A Tree Lined Street In Upper Bloor West Village South Of St John's With A Lane Drive & Garage.Welcoming Front Porch Leads You To The Open Concept Living Room With Fireplace (Not Operational)And Custom Built Book Shelves, High Ceilings & Pot Lights. It's Combined With Open Dining Room With A Large Window & Hardwood Floors. Gorgeous Renovated (In 2025) Eat In Kitchen With Custom Cabinets, Quartz Counters & Back Splash, Pot Lights, Ceramic Floors, Stainless Steel Appliances And Walk Out Through Mud Room To The Large Deck And Private Beautiful Fully Fenced Yard With Putting Green & One Car Garage Via Lane Driveway. Bonus: Potential Lane Way House. Second Floor Consist Of 3 Bedrooms. Prime With Walk-In Closet & Broadloom Floors. The Other Bedrooms Have Hardwood Floors & Closets. Renovated Bathroom With Soaker Tub. Finished Basement With High Ceilings And Pot Lights. It Features A Family Room Combined With Office, 2 Pc Powder Room And Laundry Room. It Has Newer Windows And Doors, New 2025 Furnace + More... This Home Is Located In Desirable Neighbourhood North Of Annette And South Of St Johns And One Block West Of Runnymede St. Near Top Rated Schools, Parks And Shops. Walking Distance To The Bloor Street & Subway Or Take The Runnymede Bus. Easy Stroll To Dundas Plaza's And Vibrant Junctions.

Inclusions: Bosch washer & dryer. Whirlpool fridge, GE range, Microwave. window coverings, security system, electrical light fixtures, garage door opener & remote

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



837 Windermere Ave Toronto Ontario M6S 3M5 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,949.74/2024 For: Sale % Dif: 124 Sold Date: 11/24/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,425,000 List: \$1,149,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.92 x 147 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x3x2nd	Dir/Cross St: Annette and Windermere Directions: North of Annette on Windermere

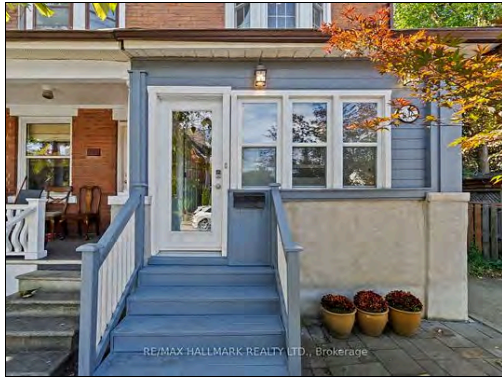
MLS#: W12551398 **PIN#:** 105200411
Legal: PT LT 57-58 BLK C PL 615 TWP OF YORK AS IN CA569818; S/T & T/W CA569818; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Water Heater, Storage, Floor Drain, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.86	x 13.22	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	9.68	x 12.73	Large Window	Hardwood Floor	Pot Lights
3	Kitchen	Main	12.53	x 8.46	Modern Kitchen	Stainless Steel Appl	Stone Counter
4	Breakfast	Main	8.27	x 12.83	2 Pc Bath	W/O To Yard	Large Window
5	Prim Bdrm	2nd	12.53	x 10.6	Large Window	Hardwood Floor	Closet
6	2nd Br	2nd	7.38	x 11.98	Large Window	Hardwood Floor	Closet
7	3rd Br	2nd	7.38	x 9.88	Large Window	Hardwood Floor	Closet
8	Rec	Bsmt	12.53	x 23.52	B/I Shelves	Laminate	Pot Lights
9	Laundry	Bsmt	7.38	x 11.52	Laundry Sink	Tile Floor	Laundry Sink

Client Remks: Character You Can Feel, Comfort You Can Count On! There's a certain kind of home that just feels right the moment you walk through the door. It's not about flash or size-it's about warmth, quality & subtle charm of thoughtful design. Renovated in 2021, it offers the rare blend of preserved character & fully modernized comfort, w/ every essential updated, from wiring & furnace to central air. Before you even cross the threshold, the experience begins on the inviting front porch which doubles as a mudroom, a thoughtful touch that adds much needed everyday function. The main floor flows w/ natural light & intuitive design. The front living room is a welcoming retreat, anchored by a fully functioning wood-burning fireplace that adds both ambience & authenticity. Adjoining dining area flows easily into the renovated kitchen, which has been fully reimagined for modern life. With sleek cabinetry, stone counters, and quality appliances, this kitchen is more than just a place to cook-it's a space designed to connect. Just off the kitchen, a sun-filled flex space serves as the perfect breakfast nook, home office. Upstairs, the home continues to impress with three sweet bedrooms all with closets. The family bathroom has been renovated with a designer's touch, makes your morning routine feel just a little more elevated. The lower level adds even more living space, with a cozy, professionally renovated basement that's as functional as it is inviting. Custom built-ins add style and storage, while a fully modern laundry rm has the practical side of life equally covered. Outside the property stretches on an impressive 147 ft depth, offering rare outdoor space in this west-end pocket. Step out from the kitchen onto a large back deck, great for entertaining, summer dinners, or lazy weekend brunches. Family friendly location, just steps to one of the best elementary school in the west (King George PS).

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer,
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000



646 Beresford Ave Toronto Ontario M6S 3C3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,494.90/2024 For: Sale % Dif: 99 Sold Date: 10/24/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,170,000 List: \$1,179,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.58 x 95 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt Dir/Cross St: Runnymede and St. Johns Directions: South of St. Johns	

MLS#: W12459412 **PIN#:** 105200535
Legal: PT LT 97 BLK D PL 615 TWP of York as in CA481871; S/T TB490916; T/W TB346376; Toronto

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 1 Park/Drive: Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 12.63	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	10.04	x 12.83	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	12.89	x 10.93	Tile Floor	Breakfast Bar	Stainless Steel Appl
4	Office	Main	12.89	x 7.74	Hardwood Floor	W/O To Deck	B/I Bookcase
5	Prim Bdrm	2nd	12.89	x 12.37	Hardwood Floor	Vaulted Ceiling	B/I Closet
6	2nd Br	2nd	7.05	x 11.45	Hardwood Floor	North View	
7	3rd Br	2nd	7.74	x 11.22	Hardwood Floor	Double Closet	West View
8	Rec	Lower	14.93	x 12.89	Tile Floor	3 Pc Bath	Open Concept
9	4th Br	Lower	12.57	x 10.83	Broadloom	Formal Rm	Double Closet
10	Other	Main	12.89	x 5.81	Laminate	W/O To Garden	

Client Remks: Your Dream Home in Bloor West/Junction Awaits!Welcome to the home you've been waiting for! A stunning semi-detached gem nestled in the highly sought-after Bloor West/Junction neighbourhood. Your search ends here!This beautifully updated home offers an impressive blend of charm, functionality, and modern design. From the moment you step inside, you'll notice the gleaming hardwood floors and the stylishly renovated kitchen complete with stainless steel appliances. The open-concept living and dining area creates an ideal space for hosting family and friends, making entertaining a breeze.The main floor continues to impress with a convenient two-piece powder room, an enclosed front porch offering ample storage, and a bright rear sunroom that doubles perfectly as a home office ideal for today's work-from-home lifestyle.Upstairs, the primary bedroom is a true retreat, featuring vaulted ceilings and wall-to-wall closets to accommodate even the most extensive wardrobe. Two additional generously sized bedrooms provide flexible options for children, guests, or a second office. The upper level also includes a beautifully renovated full bathroom with stunning tilework and a modern finish. The fully finished lower level offers even more living space, including a bright family room, an additional bedroom, and a gorgeous three-piece bathroom. The basement has been underpinned to provide excellent ceiling height, making it feel spacious and comfortable. Whether you need a guest suite, home gym, or in-law space, this level delivers.Outside, the west-facing backyard is bathed in sunlight and perfect for relaxing or entertaining. It features a fully fenced deck, extra storage shed, and plenty of room to enjoy warm summer nights. One dedicated parking spot completes the package. This move-in-ready home has it all style, space, and an unbeatable location in one of Torontos most vibrant communities. Don't miss your opportunity to make it yours!

Inclusions: See Schedule C

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-531-9680



466 Beresford Ave		Sold: \$1,410,000
Toronto Ontario M6S 3B7		List: \$1,189,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$6,206.13/2025	For: Sale	% Dif: 119
Sold Date: 11/04/2025		
SPIS: N	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: W	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	15.75 x 99.56 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xLower
Dir/Cross St: Annette St. & Runnymede Rd. Directions: Annette St. & Runnymede Rd.		

MLS#: W12483502 **PIN#:** 213780140
Legal: PT LT 12 PL 1599 TORONTO AS IN CA269587; S/T & T/W CA269587; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1912	Prop Feat: Interior Feat: Other	HST Applicable to Included In
Apx Sqft: 1100-1500		Sale Price:
Roof: Other		Farm/Agr:
Foundation: Other		Oth Struct:
Assessment: POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.42	x 12.4	Hardwood Floor	Open Concept	O/Looks Frontyard
2	Dining	Main	10.6	x 12.76	Hardwood Floor	Open Concept	Combined W/Dining
3	Kitchen	Main	12.99	x 10.99	Slate Flooring	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	13.42	x 11.52	Hardwood Floor	Bay Window	W/O To Balcony
5	2nd Br	2nd	8.07	x 10.99	Hardwood Floor	B/I Closet	
6	3rd Br	2nd	8.07	x 11.42	Hardwood Floor	B/I Closet	
7	Rec	Bsmt	11.75	x 15.75	Broadloom	Pot Lights	2 Pc Bath
8	Office	Bsmt	7.91	x 12.76	Broadloom	Open Concept	

Client Remks: Welcome to 466 Beresford Avenue Set in the heart of Bloor West Village, one of Toronto's most family-friendly neighborhoods, this charming 3-bedroom, 2-bathroom semi-detached home offers the perfect blend of comfort, community, and convenience. Located within the highly sought-after Runnymede Junior & Senior, Humberside Collegiate, and St. Pius X school catchments, this pocket of prime Bloor West is a true gem - where children play freely on tree-lined streets and neighbors gather for countless community events throughout the year. Inside, the open-concept main floor is designed for easy living and entertaining, featuring three generous living, dining, and kitchen areas under soaring 9-foot ceilings. The spacious kitchen, impressive by Bloor West standards, includes ample cabinetry and counter space, with a convenient mudroom at the rear leading to a private fenced backyard. This outdoor oasis includes a gazebo-covered turf area, garden shed, and laneway parking. Upstairs, the sun-filled primary bedroom faces east and features floor-to-ceiling closets, while the two additional bedrooms offer excellent proportions and versatility for children, guests, or a home office. A four-piece family bathroom completes this level. The finished lower level provides flexible space for a movie lounge, gym, or home office, along with a convenient two-piece bathroom. Bloor West Village is one of Toronto's most family-friendly neighbourhoods, known for its vibrant community spirit, walkable streets, and cultural charm. Enjoy European bakeries, cafes, and boutiques, plus nearby High Park for nature and recreation. With top schools, safe streets, and easy TTC and UP Express access, it offers an ideal blend of city living and community warmth. From its generous layout to its unbeatable location and vibrant community spirit, 466 Beresford Avenue checks all the right boxes for West-End family living.

Inclusions: All electrical light fixtures. All appliances: Fridge, Stove and extractor fan, Dishwasher, Washer, Dryer Furnace and AC unit. California Shutters, Backyard Shed. Furnace, Ac Unit, Sump Pump.
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



442 Runnymede Rd Toronto Ontario M6S 2Z1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$8,973.63/2025 For: Sale % Dif: 107 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 3		
Fourplex Link: 2 1/2 Storey	Fronting On: E Acreage: 30 x 110 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x3xBsmt, 1x4xGround, 1x4x2nd, 1x4x3rd
Dir/Cross St: Go North on Runnymede off Bloor St Directions: Runnymede & Bloor St		

MLS#: W12415940

PIN#: 213780205

Assignment: N

Legal: PT LT 1 PL 991 WEST TORONTO JUNCTION AS IN CA35963; S/T EXECUTION 91-004944, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 3 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Lot Size Source: MPAC	Interior Feat: None	Retirement: N
Roof: Asphalt Shingle		HST Applicable to: Not Subject to HST
Foundation: Poured Concrete		Sale Price:
Assessment: POTL: N		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This property sits on a desirable corner lot just steps north of Bloor Street. Walking distance to Bloor St. Subway station, restaurants, bars and the vibrant Bloor West Village, plus close to High Park and Humber College, just a 8 minute drive to the Lakeshore/QEW.					
Listing Contracted With: CENTURY 21 ATRIA REALTY INC.416-203-8838					



664 Durie St
Toronto Ontario M6S 3H3
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$5,467/2025 **For:** Sale **% Dif:** 97
Sold Date: 11/24/2025
SPIS: N **Last Status:** SLD **DOM:** 40

Sold: \$1,160,000
List: \$1,199,000

Semi-Detached
Link:
2-Storey

Fronting On: W
Acreage:
24.25 x 102 Feet
Irreg:

Rms: 6
Bedrooms: 3 + 1
Washrooms: 2
1x4x2nd, 1x2xBsmt

Dir/Cross St: Dundas St W & Runnymede Rd
Directions: North on Runnymede to Dundas and then west to Durie St

MLS#: W12470298
Assignment: N
Legal: PT LT 16-17 PL 651 TWP OF YORK AS IN CA699881; TORONTO (YORK) , CITY OF TORONTO

PIN#: 105190348
Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Finished / Separate Entrance
Fireplace/Stv: N
Heat: Radiant / Other
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Year Built: 1943
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment: 2025 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive: Private Double
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI: No
Pool: None
Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Bus Route
Exterior Feat: Porch Enclosed
Interior Feat: Auto Garage Door Remote, Carpet Free


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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	17.32	x 13.09	Bay Window
2	Dining	Ground	14.93	x 10.66	Above Grade Window
3	Kitchen	Ground	14.07	x 8.92	Pantry
4	Prim Bdrm	2nd	13.91	x 13.09	Hardwood Floor
5	2nd Br	2nd	16.77	x 10.43	Hardwood Floor
6	3rd Br	2nd	13.25	x 8.83	Hardwood Floor
7	Bathroom	2nd	8.33	x 6.27	4 Pc Bath
8	Br	Bsmt	16.24	x 11.32	Laminate
9	Laundry	Bsmt	18.18	x 8.33	
10	Utility	Bsmt	13.25	x 10.43	

Client Remks: Rare 3-Car Parking in One of Toronto's Top 5 Neighbourhoods! Welcome to this charming corner-lot home nestled in the heart of Bloor West Village/Runnymede, one of Toronto's most desirable and family-friendly west-end communities. Known for its vibrant annual street festival, tree-lined streets, and strong community spirit, this area offers the perfect blend of city living and neighbourhood warmth. A true standout feature of this property is the rare three-car parking-a tremendous advantage in a neighbourhood where many homes have little or no private parking. The generous corner lot provides multiple outdoor living areas surrounded by lush perennial gardens, creating a private urban oasis that's ideal for entertaining, gardening, or simply relaxing with family and friends. Inside this 3+1 semi-detached home, you'll find a bright and open layout that thoughtfully balances modern upgrades with the warmth of its original character. Natural light fills the main and upper levels, creating a comfortable and welcoming atmosphere. The home includes a skylight above one of the second-floor bedrooms, presenting an exciting loft opportunity-perfect for a cozy reading nook, creative workspace, or additional storage. The side door entrance adds functionality and flexibility, offering easy access for a potential basement suite or in-law arrangement. With laneway access, buyers also have the opportunity to explore a future laneway suite for added living space or potential rental income (buyer to perform due diligence).The lower level includes an additional bedroom or flexible space-ideal as a guest suite, office, or recreation area. Whether you're looking to move right in or envision future enhancements, this home offers both comfort and potential. Location is everything here. You're just steps from Bloor Street West, providing convenient access to the subway, local transit routes, shops, restaurants, and the boutique cafes that define this beloved pocket of Toronto

Inclusions: SS Fridge, Stove, DW, washer, dryer.

Listing Contracted With: RE/MAX PRIME PROPERTIES905-554-5522



843 Windermere Ave
Toronto Ontario M6S 3M5
Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$6,184/2025 **For:** Sale **% Dif:** 114
Sold Date: 10/07/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$1,463,500
List: \$1,289,000

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage: < .50
17.98 x 147 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xLower

Dir/Cross St: Annette & Jane **Directions:** Annette or St. Johns to Windermere

MLS#: W12437681 **PIN#:** 105200414
Assignment: N **Fractional Ownership:** N
Legal: PT LT 56-57 BLK C PL 615 TWP OF YORK AS IN CA540639; S/T & T/W CA540639;; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Full / Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Year Built: 1928
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Lot Shape: Rectangular
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Brick, Unknown
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive: Lane
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School
Exterior Feat: Deck, Landscaped, Patio, Privacy
Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, Water Heater, Water Meter
Security Feat: Smoke Detector

Zoning: Residential
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** A
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront: None
Retirement:
Under Contract: Hot Water Tank-Gas
HST Applicable to: Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

Topography: Flat
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.03	x 13.32	Hardwood Floor	Open Concept	Brick Fireplace
2	Dining	Main	10.33	x 9.02	Hardwood Floor	Open Concept	
3	Kitchen	Main	11.68	x 9.02	Ceramic Floor	Renovated	Walk-Out
4	Pantry	Main	5.58	x 5.58	Ceramic Floor	B/I Closet	
5	Prim Bdrm	2nd	11.58	x 10.43	Hardwood Floor	Cathedral Ceiling	B/I Closet
6	2nd Br	2nd	12.43	x 7.02	Hardwood Floor	Closet	
7	3rd Br	2nd	10.33	x 7.02	Hardwood Floor	Closet	O/Looks Backyard
8	Loft	3rd	15.03	x 5.02	Finished	Cathedral Ceiling	
9	Family	Lower	22.01	x 12.01	Laminate	Open Concept	Above Grade Window
10	Laundry	Lower	11.25	x 5.41	Ceramic Floor	Above Grade Window	2 Pc Bath

Client Remks: Welcome to 843 Windermere Avenue! Renovated Traditional 2 Storey Brick Semi Located on a Family Friendly Tree Lined Street. Inviting Flagstone Porch, Wonderful Open Concept Main Floor with Exposed Brick Feature Wall, Oversize Living Room with Cozy Wood Burning Fireplace and Hardwood Floors, The Tastefully Renovated Kitchen Includes a Breakfast Bar, Stainless Steel Appliances, Pantry and Loads of Storage. Spectacular Primary Bedroom with 14' Cathedral Ceilings and Wall to Wall Closets, 2 Additional Bright and Spacious Bedrooms with Closets, Timeless Renovated 4pc. Bathroom, Convenient 3rd Floor Loft Storage. The Finished Basement Offers an Open Concept Family Room with Above Grade Windows, Laundry Room and 2Pc. Bathroom. Super Deep 18' x 147' Landscaped Lot Provides Loads of Space to Entertain. Easy Lane Access 1 Car Detached Garage. A+ Schooling, Neighbours and Community, Set Amongst Period Victorian Architecture, Only a Short Stroll to Bloor West Village and the Junction, Steps to Local Parks, Schools and Public Transit.
Inclusions: SS LG Fridge, SS Kenmore Gas Stove, SS Bosch Dishwasher, SS Rangehood, Maytag Washer, Maytag Dryer, Electric Light Fixtures, Window Coverings, Gas Burner & Equipment, Central A/C & Equipment, Garage Door Opener & Remote.
Listing Contracted With: ROYAL LEPAGE CONNECT REALTY416-588-8248



816 Windermere Ave Toronto Ontario M6S 3M6 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,281.55/2025 For: Sale % Dif: 114 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,478,000 List: \$1,299,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.75 x 148 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Windermere & S. of St John Directions: North on Windermere from Annette

MLS#: W12405989	PIN#: 105200357
Assignment: N	
Legal: PT LT 46-47 BLK B PL 615 TWP OF YORK AS IN TB898755; S/T & T/W TB898755; TORONTO (YORK) , CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater Owned, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A House That Feels Like Home & Then Some! This renovated classic semi-detached home is designed to make family life effortless. The main floor flows easily from a bright living rm w/ gas fireplace & large picture window to an open dining area that suits everyday meals or entertaining. The oversized kitchen ends the "not enough space problem" With granite counters, endless cupboards, walk-in pantry & peninsula seating. The clever main floor addition adds a sunny home office & a practical mudrm w/ full wall of custom storage & oversized window overlooking the yard. A bonus space that makes family life easier. Upstairs offers 3 well-sized bdrms, each w/ proper closets & large windows. The renovated 4-pc bath is timeless & functional. The primary stands out w/ east-facing morning light, a board & batten feature wall & a full wall of closets - rare in a semi of this era. The renovated basement provides flexible living space: a large rec rm w/ electric fireplace, renovated full bath, laundry area, cold rm & extensive built-in storage. Its ideal for play, movie nights, workouts, guests or teenagers needing their own zone. Head out back to the deep west-facing yard, landscaped & ready for family use. Perfect for outdoor entertaining on summer evenings, garden, or let kids run free! ** The Double garage off the wide lane fits 2 cars plus overhead storage, w/ an extra large parking space in front of the garage - 3 PARKING SPACES. ** Located on a tree-lined pocket of Upper Bloor West Village, very walkable, family-focused community loaded with young families! Easy access to Jane & Runnymede Subway, Great shopping strips in BWV & Junction. Excellent Local School - King George JR. PS. with 9/10 Fraser Inst. rating. Inclusions: Fridge, Stove, Microwave Hood vent, Dishwasher, Washer & Dryer, ELFS, Rubber Floor Mats in Garage, Gas Fireplace In Living Room, Black Shelves In Basement Closet, Electric Fireplace in Basement, All Wood Shutters, Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000					



723 Durie St Toronto Ontario M6S 3H4 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,211/2025 For: Sale % Dif: 96 Sold Date: 11/15/2025 SPIS: N Last Status: SLD DOM: 24			Sold: \$1,250,000 List: \$1,299,999
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: W Acreage: 16.01 x 106 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x5, 1x3	Dir/Cross St: Durie/ St Johns Directions: North on Durie from St Johns

MLS#: W12477261 **PIN#:** 105190378
Legal: Pt Lt 4 Pl 888 Twp Of York As In Ca700251 Except T


Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Guest Accommodations, In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 17.42	Built-In Speakers
2	Dining	Main	10.86	x 10.56	
3	Kitchen	Main	10.89	x 15.39	Stainless Steel Appl Granite Counter Double Doors
4	2nd Br	2nd	8.73	x 9.71	Closet
5	3rd Br	2nd	13.88	x 10.83	B/I Closet
6	Prim Bdrm	3rd	13.91	x 21	
7	4th Br	Bsmt	10.7	x 15.49	B/I Closet
8	Laundry	Bsmt	7.51	x 7.15	

Client Remks: There's absolutely nothing like this Durie Street home full of character and style! From the moment you step inside this Victorian-meets-modern architectural masterpiece, you'll be captivated by its charm and craftsmanship. The living room features a stunning hand-painted wall designed to resemble authentic French stonework, complemented by custom cabinetry, pot lights, and a shiplap ceiling for a warm, inviting touch. A skylight above the atrium fills the main floor with natural light, enhancing the open-concept layout. The dining area flows seamlessly into a galley-style kitchen with coffered ceilings, white cabinetry, stainless steel appliances including a gas stove, and granite countertops. Through French double doors, step into your own urban oasis, a beautifully landscaped back garden with interlocking brick, the first outdoor living room is enclosed with a pergola covered in greenery perfect for shade sitting. Continue through the garden to the second outdoor living room catching the late afternoon sun. The third-floor primary bedroom loft is a true retreat, featuring a skylight and unique architectural details that blend effortlessly with the homes character. The finished lower level offers a gorgeous guest suite with pot lights, a well-appointed laundry room, and storage beyond your wildest dreams-yes, real storage space in the city! This Durie Street home is truly one-of-a-kind where historic charm meets thoughtful modern design.

Inclusions: Fridge, gas range, b/i dishwasher, washer & dryer, all window coverings, b/i cabinetry, Bose system/speakers, water softer and all elf's. Closet in front foyer.

Listing Contracted With: CENTURY 21 REGAL REALTY INC. 416-849-5360

	615A Durie St Toronto Ontario M6S 3H2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,731.06/2025 Sold Date: 07/25/2025 SPIS: N Last Status: SLD DOM: 30		Sold: \$1,250,000 List: \$1,325,000 For: Sale % Dif: 94																																																																	
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 16.09 x 149.23 Feet Irreg: Dir/Cross St: Runnymede And Annette Directions: Runnymede And Annette																																																																	
			Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt																																																																	
MLS#: W12244447 Legal: PLAN 615 BLK D PT LOT 91-92 PIN#: 105200500																																																																				
Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Park, Public Transit, School Exterior Feat: Deck, Patio Interior Feat: Bar Fridge, Water Heater, Central Vacuum Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector		Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown Phone: Y																																																																
Waterfront: None																																																																				
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Living</td><td>Ground</td><td>13.12</td><td>x 12.8</td><td>Picture Window</td><td></td><td></td></tr><tr><td>2</td><td>Dining</td><td>Ground</td><td>9.02</td><td>x 11.98</td><td>Hardwood Floor</td><td>Coffered Ceiling</td><td>Pot Lights</td></tr><tr><td>3</td><td>Kitchen</td><td>Ground</td><td>18.04</td><td>x 10.99</td><td>W/O To Yard</td><td>Hardwood Floor</td><td></td></tr><tr><td>4</td><td>Prim Bdrm</td><td>2nd</td><td>13.12</td><td>x 12.14</td><td>B/I Closet</td><td>Hardwood Floor</td><td></td></tr><tr><td>5</td><td>Br</td><td>2nd</td><td>10.99</td><td>x 7.71</td><td></td><td></td><td></td></tr><tr><td>6</td><td>Br</td><td>2nd</td><td>10.99</td><td>x 9.84</td><td>O/Looks Backyard</td><td></td><td></td></tr><tr><td>7</td><td>Rec</td><td>Bsmt</td><td>18.01</td><td>x 12.01</td><td>Laminate</td><td></td><td></td></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Ground	13.12	x 12.8	Picture Window			2	Dining	Ground	9.02	x 11.98	Hardwood Floor	Coffered Ceiling	Pot Lights	3	Kitchen	Ground	18.04	x 10.99	W/O To Yard	Hardwood Floor		4	Prim Bdrm	2nd	13.12	x 12.14	B/I Closet	Hardwood Floor		5	Br	2nd	10.99	x 7.71				6	Br	2nd	10.99	x 9.84	O/Looks Backyard			7	Rec	Bsmt	18.01	x 12.01	Laminate		
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7	Rec	Bsmt	18.01	x 12.01	Laminate																																																															
Client Remks: Beautifully renovated 3-bedroom home in Bloor West Village. This thoughtfully updated home offers a spacious and functional layout with high-quality finishes throughout. The open concept kitchen with custom cabinetry, a built in bench with storage, and a pantry cabinet-perfect for modern living and entertaining. Enjoy seamless indoor-outdoor flow with a walkout to a private deck and patio, ideal for summer gathering. The dining room boasts both charm and practicality. Upstairs, the primary bedroom includes multiple closets and built-in storage, offering a serene and organized retreat. A sliding door connects for a nursery, office, or flex space. Bonus: Laneway suite potential adds long-term value and versatility. Don't miss this turnkey opportunity in one of Toronto's most sought-after neighbourhoods. Inclusions: Electrical light fixtures, fridge, stove, microwave, dishwasher, central vacuum, bar fridge, washer, dryer.																																																																				
Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616																																																																				

	839 Windermere Ave Toronto Ontario M6S 3M5 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,536.34/2024 Sold Date: 07/09/2025 SPIS: N Last Status: SLD DOM: 20			Sold: \$1,491,000 List: \$1,519,000 % Dif: 98	
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: < .50 17.97 x 147.08 Feet Irreg:		Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xBsmt
	Dir/Cross St: St. Johns Rd & Jane St Directions: in Upper Bloor West, off Jane St.				
	SAGE REAL ESTATE LIMITED, Brokerage				

MLS#: W12233088					PIN#: 105200412				
Legal: PT LT 57 BLK C PL 615 TWP OF YORK AS IN TB686136; S/T & T/W TB686136; TORONTO (YORK) , CITY OF TORONTO									
Kitchens: 1 + 0 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Front Yard Parking, Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Accessory Apartment, Carpet Free, Water Heater Owned			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
Waterfront: None									
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Living	Main	8.99	x 11.09	Combined W/Dining	Hardwood Floor		Large Window	
2	Dining	Main	8.99	x 5.09	Combined W/Living	Hardwood Floor		Pot Lights	
3	Kitchen	Main	12.6	x 12.17	Hardwood Floor	Breakfast Bar		B/I Appliances	
4	Breakfast	Main	6.89	x 8.5	Tile Floor	Large Window			
5	Bathroom	Main	2.89	x 8.5	2 Pc Bath	Tile Floor			
6	Br	2nd	12.6	x 10.4	Large Window	B/I Closet		Hardwood Floor	
7	2nd Br	2nd	6.1	x 11.09	Large Window	Hardwood Floor		Closet	
8	3rd Br	2nd	6.1	x 12.5	Large Window	Hardwood Floor			
9	Bathroom	2nd	6.1	x 9.28	4 Pc Bath	Concrete Floor		Heated Floor	
10	Living	Bsmt	20.7	x 15.58	Laminate	Window		Pot Lights	
11	Kitchen	Bsmt	12.6	x 12.11	Laminate	Breakfast Bar		Stainless Steel Appl	
12	Bathroom	Bsmt	5.77	x 6.69	4 Pc Bath	Laminate		Window	
13	Br	Bsmt	12.6	x 16.5	Laminate	Window		Pot Lights	

Client Remks: Say hello to 839 Windermere Avenue, a head-to-toe transformation tucked into the heart of Upper Bloor West. Fully renovated in 2024, this modern-meets-timeless home is filled with thoughtful upgrades, flexible living space, and all the charm you'd expect in one of Torontos most walkable west-end neighbourhoods. Inside, you're welcomed by warm engineered hickory hardwood floors, a chefs kitchen with bar seating, a sleek Fisher & Paykel fridge, and Bosch laundry on both levels. Love to cook? The oversized 8" commercial-grade range hood is made for high-heat cooking without the chaos. A Brizo touch faucet, Yamaha ceiling speakers, and a spa-inspired bath with heated floors add just the right dose of everyday lux. Downstairs, the legal secondary suite is bright, spacious, and fully equipped. Perfect for in-laws, guests, or a strong rental opportunity (previously leased for \$2,000/month). Sustainability-forward upgrades include a new furnace and heat pump (2023), all-new plumbing, upgraded sewer line with backflow preventer, and dedicated additional electrical panels. Exterior hook-up for future EV charging and a garage panel prepped for a second. Step out back and you'll find your own little retreat: an extended patio (2024), outdoor kitchen, lush landscaping, and shou sugi ban planters. Plus rare three-car parking including front pad and a large laneway-access garage. All this, just a short stroll to Bloor West Village, The Junction, top schools, the Annette Farmers Market, and local go-to coffee spots.									
Inclusions: Built-in fridge, fridge, Built-in dishwasher, 2 stoves, 2 washers and dryers, all ELFS, garage door opener. Garage door in as-is condition. New Owner Must Re-Apply For Front Parking Pad Permit. Permitted Renovation. Furnace and Heat Pump for Extra Comfort. Full list of upgrades attached. Main level fire rated door removed for showing purposes but included in sale.									
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000									