



**13 Sword St**  
**Toronto Ontario M5A 3N3**

Toronto C08 Cabbagetown-South St. James Town Toronto

**Taxes:** \$6,366.08/2025

**For:** Sale

**Sold:** \$950,000  
**List:** \$999,000

**Sold Date:** 08/21/2025

**% Dif:** 95

**SPIS:** N

**Last Status:** SLD

**DOM:** 50

Att/Row/Twnhouse

**Fronting On:** E

**Rms:** 6 + 1

**Link:**

**Acreage:**

**Bedrooms:** 2

2-Storey

12 x 127 Feet

**Washrooms:** 2

**Irreg:**

1x4, 1x2

**Dir/Cross St:** Gerrard/Parliament **Directions:** At Gerrard and Parliament

**MLS#:** C12256241

**PIN#:** 210820399

**Legal:** PT LT 25 PL D177 TORONTO AS IN CA725208; CITY OF TORONTO

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Partial Basement / Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 700-1100  
**Lot Shape:** Other  
**Lot Size Source:** GeoWarehouse  
**Roof:** Other  
**Foundation:** Other  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:**  
 Board/Batten / Vinyl Siding  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:**  
 Drive: Lane  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Arts Centre, Fireplace/Stove, Library, Place Of Worship, Public Transit, School  
**Interior Feat:** Sump Pump, Water Heater  
**Security Feat:** None

**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:** None  
**Spec Desig:** Other

**Client Remarks:** Tucked away on a picturesque street, this absolutely delightful Cabbagetown home is a charming retreat in the heart of the city. Soaring high ceilings create an airy elegance, while the glow of the wood-burning fireplace invites cozy evenings filled with warmth and laughter. Sunlight spills through the Juliette balcony, offering a serene view of the professionally landscaped garden-a private sanctuary complete with a charming pergola, winding walkways, and an expansive patio perfect for intimate gatherings or peaceful morning coffees. With transit just minutes away and the vibrant energy of downtown at your doorstep, this home is a rare blend of tranquility and city living. Come fall in love.

**Inclusions:** S/S Fridge & Gas Range; Oven & Dishwasher; Washer/Dryer; New roof Nov 2024, Gas Furnace; C/A/C; Sump Pump (2014)

**Listing Contracted With:** VALERY REAL ESTATE INC. 416-699-0825



<b>414 Ontario St Toronto Ontario M5A 2W1</b>			<b>Sold: \$942,500 List: \$1,088,000</b>
Toronto C08 Moss Park Toronto			
<b>Taxes:</b> \$7,382.51/2025		<b>For:</b> Sale	<b>% Dif:</b> 87
<b>Sold Date:</b> 11/20/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 22	
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 3	
<b>Link:</b> 2-Storey	<b>Acreage:</b> Not Appl 15 x 96 Feet	<b>Bedrooms:</b> 2 + 1	
	<b>Irreg:</b> Sides On Woodward Evans Lane	<b>Washrooms:</b> 3 1x4xBsmt, 1x4xMain, 1x4x2nd	
	<b>Dir/Cross St:</b> North Of Gerrard, South Of Carlton		
	<b>Directions:</b> North Of Gerrard, South Of Carlton		

**MLS#:** C12491684

**Assignment:** N

**Legal:** Plan D2 Part Lot Unnumbered Part Park Lot 4 RP 63R817 Part 2

<b>Kitchens:</b> 2 + 1	<b>Exterior:</b> Brick Front / Stucco/Plaster	<b>Zoning:</b> Semi-Detached Residential	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> A Hydro: Y	
<b>Basement:</b> Apartment / Separate Entrance	<b>Park/Drive:</b> Drive: Lane, Private Double	<b>Gas:</b> Y Phone: A	
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Water:</b> Municipal	
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>	
<b>Apx Age:</b> 100+	<b>Prop Feat:</b> Beach, Fenced Yard, Fireplace/Stove, Hospital, Park, Public	<b>Retirement:</b> N	
<b>Year Built:</b> 1878	<b>Transit, School</b>	<b>Under Contract:</b> Hot Water Tank-Gas	
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Landscaped, Privacy	<b>HST Applicable to Sale Price:</b>	
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> In-Law Suite	Included In, Not Subject to HST	
<b>Lot Size Source:</b> GeoWarehouse	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Farm/Agr:</b>	
<b>Roof:</b> Asphalt Rolled, Flat		<b>Oth Struct:</b> None	
<b>Foundation:</b> Block, Concrete Block, Concrete		<b>Survey Type:</b> None	
<b>Assessment:</b> POTL: N		<b>Spec Desig:</b> Unknown	
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b>			

**Topography:** Level

#	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	20.51	x 10.66	Combined W/Dining	Broadloom	Bow Window
2	Dining	Main	20.51	x 10.66	Combined W/Living	Broadloom	Bow Window
3	Kitchen	Main	10.66	x 9.84	Linoleum	Family Size Kitchen	Pot Lights
4	Prim Bdrm	Main	17.22	x 14.27	Combined W/Living	W/O To Deck	Fireplace
5	Living	2nd	17.22	x 14.27	Combined W/Dining	Pot Lights	Skylight
6	Kitchen	2nd	14.17	x 11.48	Ceramic Floor	Family Size Kitchen	Skylight
7	2nd Br	2nd	13.94	x 10.33	Broadloom	W/O To Balcony	Fireplace
8	Living	Bsmt	13.52	x 11.48	Broadloom	Pot Lights	Window
9	Kitchen	Bsmt	13.78	x 14.76	Tile Floor	Walk-Out	Window
10	3rd Br	Bsmt	13.52	x 11.48	Broadloom	Above Grade Window	Closet

**Client Remks:** Opportunity Knocks to Own and Live in one of Toronto's most sought after, desirable and family-friendly neighbourhood just minutes from Schools, Parks, Public Transit, DVP, Gardiner Expressway, Subway, Restaurants, Shopping and all the other great amenities this location has to offer. Arrive home and relax in this sun filled 1,500 Square Foot (above grade) 2 storey home with 3 separate self contained units containing their own oversize bedroom, their own 4-piece baths, their own kitchen, their own laundry facilities not to mention the fully fenced and treed private backyard with 2 parking spots conveniently located at back. Enjoy family sized eat-in kitchens on all levels with a wood burning fireplace and walk-out to the backyard from the bedroom on the main floor and a wood burning fireplace and walk-out to a balcony from the bedroom on the second floor. The 3 self contained units (basement, main floor and second level) also has its own direct access and separate entrance for amazing privacy, comfort and ease. All 3 levels are ready for enjoyment or for your own personal touch and design if desired. Excellent value for a 1500 square foot (above grade) home in a convenient location on a low-traffic, one-way street! An Amazing Home For A Growing Family!! Note: Home Attached And Neighbouring On The North Side Only. \*\*Excellent and Amazing Tenants willing to stay.\*\*

**Inclusions:** All Appliances, All Electric Fixtures, All Window Coverings And All Other Equipment, Fixtures And Chattels Belonging To The Sellers.

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-470-9800



<b>5 Woodstock Pl</b> <b>Toronto Ontario M4X 1T7</b> Toronto C08 Cabbagetown-South St. James Town Toronto <b>Taxes:</b> \$5,457.65/2024 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 10/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold:</b> \$1,200,000 <b>List:</b> \$1,229,000
Att/Row/Twnhouse	<b>Fronting On:</b> E	<b>Rms:</b> 5 + 1	
Link: 2-Storey	<b>Acreage:</b> 22 x 68.25 Feet	<b>Bedrooms:</b> 2	<b>Washrooms:</b> 3
<b>Irreg:</b> <b>Dir/Cross St:</b> Carlton/Sackville <b>Directions:</b> Carlton/Sackville			1x3x2nd, 1x3x2nd, 1x2xLower

MLS#: C12438599

PIN#: 210840340

Legal: PT LT 15 PL D90 TORONTO AS IN CA266921, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<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>	<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>Apx Sqft:</b> 700-1100	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Built-In Oven, Storage, Water Purifier	<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> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.12	x 9.32	Gas Fireplace	Hardwood Floor	W/O To Garden
2	Dining	Main	14.3	x 7.12	Hardwood Floor	Window	
3	Kitchen	Main	15.45	x 5.38	Stainless Steel Appl	Breakfast Bar	Hardwood Floor
4	Prim Bdrm	2nd	12.96	x 10.4	3 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	2nd	10.96	x 9.32	Closet	Broadloom	Window
6	Rec	Lower	13.48	x 10.99	2 Pc Ensuite	Broadloom	Window

**Client Remarks:** On a secluded Cabbagetown laneway "In prime Cabbagetown, this classic Second Empire 'Worker's Cottage' (circa 1870's) is perfect for a couple who enjoy life! In the summer, enjoy the private award-winning back garden. Prepare a meal at the outside kitchen on the natural gas BBQ while enjoying your guests. Or sit in the back patio, enjoying the quiet in a downtown neighbourhood with only the sound of the fountain to help you relax. Or relax over coffee in the sun-filled screened-in Muskoka Room. In the winter, open a bottle of wine from the 50+ wine cellar, or from the kitchen chiller, and relax by the gas fireplace. This is a home not to be missed: end of row with a side covered entrance, and separate side entrance to the backyard. The front features a mansard roof with ornate dormers. Inside has been renovated top to bottom. Open concept living/dining/kitchen, with hardwood floors, crown molding, gas fireplace, pot lights, designer chef's kitchen, high end SS appl.

**Inclusions:** Existing S/S Fridge, Stove, Dishwasher, Washer/Dryer, Microwave, two Wine coolers, Napoleon BBQ and water feature in the backyard, warming drawer, Fireplace Screen

**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



<b>259 Seaton St</b> <b>Toronto Ontario M5A 2T5</b> Toronto C08 Moss Park Toronto <b>Taxes:</b> \$6,620.88/2025 <b>Sold Date:</b> 10/30/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8			<b>Sold:</b> \$1,430,000 <b>List:</b> \$1,249,000
Att/Row/Twnhouse	<b>Fronting On:</b> E	<b>Rms:</b> 7	
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 17.67 x 95.58 Feet	<b>Bedrooms:</b> 4	<b>Washrooms:</b> 3
<b>Dir/Cross St:</b> Sherbourne St and Gerrard St E <b>Directions:</b> East of Sherbourne and South of Gerrard			1x2xMain, 1x4x2nd, 1x3x2nd

**MLS#:** C12476492

**PIN#:** 210890085

**Legal:** PT LT 9 E/S SEATON ST, 10 E/S SEATON ST BLK 3 PL D2 TORONTO AS IN CA134572; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick Veneer	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<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> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Foundation:</b> Brick, Other		<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	Foyer	Main	4.99	x 3.74	Hardwood Floor	Double Closet
2	Living	Main	19.49	x 16.4	Hardwood Floor	Fireplace      Bay Window
3	Dining	Main	12.17	x 10.43	Hardwood Floor	Crown Moulding
4	Kitchen	Main	10.01	x 9.15	Stainless Steel Appl	Pot Lights      Hardwood Floor
5	Breakfast	Main	10.01	x 7.25	Hardwood Floor	W/O To Patio      Pot Lights
6	Prim Bdrm	2nd	18.01	x 11.58	Vaulted Ceiling	His/Hers Closets      3 Pc Ensuite
7	Br	2nd	14.34	x 10.33	Broadloom	Window      Closet
8	Br	2nd	11.42	x 10.33	Broadloom	Window      Closet
9	Br	3rd	16.17	x 12.99	Broadloom	W/O To Deck      Window

**Client Remarks:** Welcome to this beautifully preserved gem that seamlessly blends classic character with modern comfort, perfectly situated in South Cabbagetown! This elegant 2.5-storey home features 4 spacious bedrooms and 2.5 baths, offering the ideal combination of heritage detail and contemporary living. Step inside the original stained-glass foyer door, where crown moulding, nearly 10 foot ceilings, a cozy reading nook, and a wood-burning fireplace (certified 2016) showcase timeless craftsmanship. The main floor layout is thoughtfully designed for entertaining, creating a warm and inviting atmosphere for gatherings. The primary bedroom retreat features vaulted ceilings, 2 separate closets, and a spa-inspired ensuite complete with a custom 36" walnut vanity topped with marble (2019). The fourth bedroom, currently used as a den, opens onto a fully permitted rooftop terrace (2017)-a perfect spot to unwind. With numerous updates including a newer roof, furnace, and AC, this home offers peace of mind and modern efficiency. Nestled among some of Toronto's most stunning heritage homes, this remarkable property is walkable to downtown and provides easy access to the Financial District, TTC, DVP, Distillery District, and Riverdale Farm (with weekly farmers' market May-October)!

**Inclusions:** Existing Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings & ELF, Storage Box on Upper Terrrace

**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-487-5131



<b>147 Winchester St</b> <b>Toronto Ontario M4X 1B5</b> Toronto C08 Cabbagetown-South St. James Town Toronto <b>Taxes:</b> \$7,314.64/2025 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 11/03/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 13 Att/Row/Twnhouse <b>Fronting On:</b> S <b>Rms:</b> 6 + 2 <b>Link:</b> <b>Acreage:</b> <b>Bedrooms:</b> 4 + 1 2 1/2 Storey      14.75 x 80 Feet <b>Washrooms:</b> 2 <b>Irrg:</b> 1x4x2nd, 1x3xBsmt <b>Dir/Cross St:</b> Carlton St. & Parliament St. <b>Directions:</b> Carlton St. & Parliament St.		
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MLS#: C12477315

PIN#: 210840360

Legal: PT LT 1 PL D9 TORONTO AS IN CT964230; CITY OF TORONTO

<b>Kitchens:</b> 1 + 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> Apartment / Finished with Walk-Out	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> None	<b>Water:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat: Interior Feat:</b> None	<b>HST Applicable to</b>
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Other		<b>Farm/Agr:</b>
<b>Foundation:</b> 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>		Unknown
<b>Waterfront:</b> None		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	W/O To Deck
1	Living	Main	26.02	x 13.52	Open Concept	Combined W/Dining	W/O To Deck
2	Dining	Main	26.02	x 13.52	Open Concept	Combined W/Living	W/O To Deck
3	Kitchen	Main	14.99	x 9.15	Tile Floor		
4	Prim Bdrm	2nd	14.01	x 13.68			
5	Br	2nd	12.93	x 9.74			
6	Br	2nd	10.53	x 9.91			
7	Bathroom	2nd	9.55	x 6.59			
8	Br	3rd	13.85	x 24.51	W/O To Patio		
9	Br	Bsmt	7.15	x 12.01			
10	Kitchen	Bsmt	14.83	x 13.42			
11	Bathroom	Bsmt	7.25	x 6.66			
12	Laundry	Bsmt	14.99	x 13.42			

**Client Remarks:** Welcome to 147 Winchester Street - A Charming Home in the Heart of Cabbagetown. This End Unit Property Comes with 4+1 Bedrooms, 2 Kitchens and 2 Washrooms. Fantastic Income Opportunity as Basement has a Walk-Out Separate Entrance with 1 Bedroom Apartment including Kitchen, Washroom. The Top Floor Bedroom has a Roof Top Patio. Walk to Local Shops, Schools, Restaurants, Transit, Riverdale Park & City Core. Only the Top Floor has Wall unit Air Conditioning.

**Inclusions:** All Existing Appliances: 2 Refrigerators, Stove, Cooktop, Hood Fan, Dishwasher & Washer/Dryer.

**Listing Contracted With:** CENTURY 21 PARKLAND LTD. 416-690-2121



<b>40 Geneva Ave Toronto Ontario M5A 2J8</b>			<b>Sold: \$1,450,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			<b>List: \$1,450,000</b>
<b>Taxes:</b> \$7,450/2025	<b>For:</b> Sale	<b>% Dif:</b> 100	
<b>Sold Date:</b> 11/04/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 5	
Att/Row/Twnhouse	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 1	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 16.75 x 90 Feet	<b>Bedrooms:</b> 2 + 1	
	<b>Irreg:</b>	<b>Washrooms:</b> 3	
		1x4x2nd, 1x3x2nd, 1x3xLower	
<b>Dir/Cross St:</b> Sumach St. & Geneva Ave. <b>Directions:</b> Gerrard to Sumach St.			

**MLS#:** C12493114

**PIN#:** 210850323

**Legal:** LT 20 PL 504 CITY EAST; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Other	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<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> 1	<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>Year Built:</b> 1890	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Built-In-BBQ, Canopy,	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500	Patio	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Bar Fridge, Water Heater	<b>Oth Struct:</b>
<b>Roof:</b> Membrane		<b>Survey Type:</b>
<b>Foundation:</b> Brick, Concrete Block		<b>Spec Desig:</b>
<b>Assessment:</b> 2025 <b>POTL:</b>		None
<b>POTL Mo Fee:</b>		Heritage
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.17	x 12.93	Fireplace	Picture Window	Crown Moulding
2	Dining	Ground	16.24	x 10.14	Hardwood Floor	Crown Moulding	Large Window
3	Kitchen	Ground	11.25	x 16.17	W/O To Patio	Walk-Out	Granite Counter
4	Prim Bdrm	2nd	16.31	x 15.26	Hardwood Floor	4 Pc Ensuite	B/I Closet
5	2nd Br	2nd	11.35	x 6.76	Hardwood Floor		
6	Office	2nd	7.25	x 10.4	Hardwood Floor		
7	Rec	Lower	11.71	x 12.04	Broadloom	3 Pc Ensuite	Beamed
8	Laundry	Lower	7.78	x 9.81	Ceramic Floor		

**Client Remarks:** Welcome to Cabbagetown!! Nestled in the heart of Toronto's historic Cabbagetown neighborhood this Victorian 1410sqft home has been stunningly finished. Elegant, Sophisticated, Handsome, Stylish Contemporary and Architect designed, these are just some of the descriptors that come to mind when walking through this home. It has it all and will allow you to furnish with a broad array of decor styles. Recently renovated, this stunner includes 3 3pc bathrooms, roof top deck with hatch, outdoor kitchen, granite counter tops, gas Jenn Air stove, forced air gas, electric fireplace, central humidification and UV filtering. Tastefully decorated inside and out offering an amazing flag stone patio off the kitchen leading to your parking spot outside the gated/fenced property. The kitchen and dining room is perfect for entertaining larger groups. Currently 2 generous sized bedrooms one with an ensuite. If needed, 2 additional bedrooms may be added by converting the second floor office and the basement entertainment room. Riverdale Farm formally Toronto's zoo is just a stones throw away. Riverdale park is one of Toronto's largest off-leash parks boasting tobogganing, baseball, picnic shelter and a wading pool. Stroll through the tranquil weekly summer outdoor market or walk to the vibrant shops and eateries on Parliament and Carlton. The heart of the city Yonge Street is in walking distance as is a multitude of TTC routes and bike lanes. Your own private parking outside the backyard gate as well as permitted street parking gives you the flexibility to park multiple cars..The iconic tree-lined streets of Cabbagetown offers both Catholic and Public schools in short walking distances. Close to hospitals and easy DVP access.

**Inclusions:** Fridge, Stove, Clothes Washer & Dryer, Backyard Shed and Outdoor Kitchen, Natural Gas BBQ & Water Heater, Natural Gas Clothes Dryer, All ELFs & Window Coverings

**Listing Contracted With:** SUTTON-HEADWATERS REALTY INC. 855-297-8797



<b>425A Sackville St Toronto Ontario M4X 1T1</b>			<b>Sold: \$1,405,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			<b>List: \$1,475,000</b>
<b>Taxes:</b> \$9,155.70/2024	<b>For:</b> Sale	<b>% Dif:</b> 95	
<b>Sold Date:</b> 09/30/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 26	
Duplex	<b>Fronting On:</b> E	<b>Rms:</b> 7 + 2	
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
3-Storey	20 x 94.14 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x4xLower, 1x2xMain, 1x2x2nd, 1x4x3rd	
<b>Dir/Cross St:</b> Winchester/Sackville St. <b>Directions:</b> Parliament to Winchester			

**MLS#:** C12381065

**PIN#:** 210840247

**Legal:** PT BLK A PL 646 CITY EAST PT 5, 6, 7 63R3806; S/T & T/W CT883391; CITY OF TORONTO

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Finished	<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> 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> 2500-3000	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> In-Law Capability, Separate Heating Controls, Accessory Apartment	<b>Sale Price:</b>
<b>Foundation:</b> Unknown		<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>		<b>Spec Desig:</b> Available Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.94	x 23	Hardwood Floor	Fireplace	W/O To Balcony
2	Kitchen	Main	11.25	x 16.04	Eat-In Kitchen	Double Sink	Bay Window
3	Br	Lower	13.94	x 11.91	Broadloom	Double Closet	Window
4	Br	Lower	13.94	x 13.19	Broadloom	Double Closet	Bay Window
5	Living	2nd	13.94	x 30.87	Hardwood Floor	Bay Window	Combined W/Family
6	Family	2nd	13.94	x 30.87	Hardwood Floor	Fireplace	Open Concept
7	Kitchen	2nd	13.94	x 15.85	Eat-In Kitchen	Hardwood Floor	Large Window
8	Br	3rd	12.11	x 11.81	Broadloom	Double Closet	W/O To Balcony
9	Br	3rd	13.94	x 14.9	Broadloom	Double Closet	Window

**Client Remarks:** Welcome to 425A Sackville Street, a rare offering in the heart of Toronto's coveted Cabbagetown. Set on a tree-lined street surrounded by Victorian architecture and vibrant community spirit, this legal duplex nearly 2,700 square feet property built in 1984 in the classic Victorian style and held by the same owner since construction and it offers both timeless charm and modern versatility. Currently configured as two spacious, two-storey apartments, each suite features 2 bedrooms & 1.5 baths, Fireplace for cozy evenings, Private deck for outdoor living and separate heating & cooling systems. A double-car garage adds exceptional convenience, while the unbeatable location places you just steps from Riverdale Park, Riverdale Farm, and the cafes, shops, and amenities of Parliament Street. With both units vacant, the possibilities are endless: Lease both suites for strong rental income, Live in one unit while generating cash flow from the other, Redesign or reconvert into a luxury single-family residence. The property is being offered "as is where is" this is a once in a generation opportunity for investors, renovators, or end-users to own a true Cabbagetown treasure.

**Inclusions:** All existing appliances (as is), broadloom, all electric light fixtures, 2 electric fireplace inserts.

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



**154 Amelia St**  
**Toronto Ontario M4X 1E7**  
 Toronto C08 Cabbagetown-South St. James Town Toronto

**Taxes:** \$8,649.38/2025      **For:** Sale      **Sold Date:** 11/05/2025      **% Dif:** 95

**SPIS:** N      **Last Status:** SLD      **DOM:** 45

Semi-Detached      **Fronting On:** N      **Rms:** 9

**Link:**  
 2-Storey      **Acreage:**  
 20 x 173 Feet      **Bedrooms:** 3  
**Irreg:** 1x4x2nd      **Washrooms:** 1

**Dir/Cross St:** Parliament & Wellesley      **Directions:** Parliament / Amelia

**MLS#:** C12417806

**PIN#:** 210850273

**Legal:** PT LT 16 CON 1 FTB TWP OF YORK ABSTRACTED WITH PARKLT 1 CON 1 FTB TWP OF YORK AS IN CT698061; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Cedar	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Unfinished	<b>Park/Drive:</b>	<b>Gas:</b> Phone
<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> 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> 1500-2000	<b>Prop Feat:</b> Cul De Sac, Family Room, Park	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Patio, Landscaped	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Carpet Free, Floor Drain	<b>Farm/Agr:</b>
<b>Foundation:</b> Brick		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	18.01	x 2.99	Hardwood Floor		
2	Family	Ground	10.01	x 8.99	Picture Window	Hardwood Floor	
3	Living	Ground	18.01	x 12.01	Wainscoting	Window	Hardwood Floor
4	Kitchen	Ground	12.01	x 10.01	Combined W/Dining	Hardwood Floor	
5	Dining	Ground	14.01	x 12.01	Combined W/Kitchen	O/Looks Backyard	Hardwood Floor
6	Prim Bdrm	2nd	25	x 12.89	Double Closet	Window	Hardwood Floor
7	2nd Br	2nd	14.01	x 8.01	Double Closet	Window	Hardwood Floor
8	3rd Br	2nd	16.01	x 8.01	Double Closet	Window	Hardwood Floor
9	Bathroom	2nd	10.01	x 4	4 Pc Bath	Soaker	Tile Floor

**Client Remks:** Welcome to this well-crafted Semi-Detached Edwardian home on a quiet cul-de-sac. Graciously set back on one of Cabbagetown's most coveted streets. Known for its mature trees, Victorian architecture, and sense of community, this location is perfect for joggers, dog walkers, and those who appreciate living in one of Toronto's most desirable neighbourhoods. The house itself has been carefully maintained over the years and was built with enduring quality in mind. Solid construction, high ceilings, and a layout that feels both practical and inviting. A welcoming front porch sets the tone, leading into a home filled with original charm. The rear extension provides a bright, open kitchen framed by picture windows on the main floor and a spacious primary bedroom upstairs, each overlooking the deep, landscaped lot. The backyard offers a rare sense of privacy and greenery, creating the feeling of a cottage retreat in the heart of the city. Upstairs, you'll find three generously sized bedrooms, while timeless details throughout add warmth and authenticity. With easy street parking, Wellesley Park steps away, and all of Cabbagetown's cafes, shops, and amenities within reach, this home blends comfort and character. Riverdale Farm and Don Valley Trails are Nearby.

**Inclusions:** Stove, Fridge, Washer, Dryer, all ELFs, Window Coverings.

**Listing Contracted With:** CORCORAN HORIZON REALTY 647-873-3999



<b>33 Broadcast Lane</b> <b>Toronto Ontario M4X 1X7</b> Toronto C08 Cabbagetown-South St. James Town Toronto <b>Taxes:</b> \$8,249.71/2025 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 11/01/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 17			<b>Sold:</b> \$1,400,000 <b>List:</b> \$1,499,000
Att/Row/Twnhouse	<b>Fronting On:</b> E	<b>Rms:</b> 10	
Link:	<b>Acreage:</b> <.50	<b>Bedrooms:</b> 2 + 1	
3-Storey	19.49 x 58.07 Feet	<b>Washrooms:</b> 3	
<b>Irrig:</b> None			1x4xGround, 1x5x3rd, 1x4x3rd
<b>Dir/Cross St:</b> Carlton and Parliament Streets			
<b>Directions:</b> Turn left (heading north), from Carlton St onto Broadcast Lane			

**MLS#:** C12464386

**PIN#:** 210830377

**Legal:** PLAN 26 PT LOT 4 PT BACK RD CLSD W/S METCALFE ST NOW RP 64R16897 PART 5

<b>Kitchens:</b> 1	<b>Exterior:</b> Stucco/Plaster	<b>Zoning:</b> R(d1*851)
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b> A
<b>Basement:</b> None	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Gas:</b> Y
<b>Heat:</b> Heat Pump / Electric	<b>Drive Park Spcs:</b> 0	<b>Phone:</b> A
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	
<b>Central Vac:</b> Y	<b>UFFI:</b>	
<b>Apx Age:</b> 16-30	<b>Pool:</b> None	
<b>Year Built:</b> 2001	<b>Prop Feat:</b> Arts Centre, Central Vacuum, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Lighting, Year Round Living	
<b>Apx Sqft:</b> 2000-2500	<b>Interior Feat:</b> Auto Garage Door	
<b>Lot Shape:</b> Rectangular	Remote, Carpet Free, Central Vacuum, Floor Drain, On Demand Water Heater, Separate Hydro Meter, Water Meter, Water Purifier, Storage	
<b>Lot Size Source:</b> GeoWarehouse	<b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors	
<b>Roof:</b> Flat, Membrane, Metal		
<b>Foundation:</b> Concrete Block		
<b>Assessment:</b> <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Main		

**Topography:** Dry

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	11.38	x 7.45	Ceramic Floor	Large Closet	Indirect Lights
2	Family	Ground	18.27	x 14.99	Laminate	Skylight	B/I Bookcase
3	Bathroom	Ground	10.53	x 4.92	Ceramic Floor	Updated	4 Pc Bath
4	Laundry	Ground	10.6	x 5.45	B/I Shelves	Laundry Sink	
5	Utility	Ground	10.63	x 5.15	Concrete Floor	Access To Garage	
6	Living	2nd	18.44	x 16.01	Hardwood Floor	Gas Fireplace	W/O To Balcony
7	Kitchen	2nd	15.06	x 10.89	Renovated	Stainless Steel Appl	Breakfast Bar
8	Dining	2nd	18.54	x 16.37	Hardwood Floor	California Shutters	W/O To Deck
9	Prim Bdrm	3rd	18.27	x 12.3	Hardwood Floor	Double Closet	5 Pc Ensuite
10	Bathroom	3rd	10.4	x 7.02	5 Pc Ensuite	Ceramic Floor	Whirlpool
11	2nd Br	3rd	15.98	x 15.42	Hardwood Floor	Double Closet	Semi Ensuite
12	Bathroom	3rd	10.3	x 4.82	4 Pc Bath	Ceramic Floor	Double Sink

**Client Remarks:** Experience urban living at its finest with this stunning 3-storey townhouse built in 2001. Enter through the spacious foyer, with large coat closet and access to the 1-car garage with additional storage space. The ground floor features a huge family room with skylights and built in shelving that could also be used as a home office, or ground floor bedroom, as there is a 4pc bath as well. The second floor open-concept living room has 9-foot ceilings, hardwood flooring, gas fireplace, and French doors to a west facing balcony. The spacious renovated kitchen features ample storage, a large breakfast bar, Miele refrigerator/freezer, Miele induction range, Miele built-in dishwasher, and Vent-A-Hood professional range hood. The dining room features a walkout to the large east facing rear deck. The deck has a gas hook up for a BBQ area and water faucet for planter gardening. The third floor Primary bedroom has a cathedral ceiling soaring to 14 feet in height, French doors to a second west-facing balcony, double closets and a 5pc ensuite bath with whirlpool tub. The second bedroom is equally large, with high ceilings, double closets, additional storage cupboards, and a large east facing window. All French doors have Phantom screens installed. Laundry appliances include a Miele clothes washer and LG gas clothes dryer. This property is heated and cooled with an efficient Mitsubishi electric ductless cold weather heat pump system. There is 200 amp electrical service and hot water on demand. California Shutters, a fire sprinkler system, and Ecowater purification system. The flow, natural light and open spaces of this wonderful home will surpass your expectations! The location is close to all neighbourhood parks, trails, schools, library, public transit, and the shops and restaurants of Parliament St. Centrally located to the downtown business area with easy access to the DVP and Gardiner Expressway.

**Inclusions:** Appliances, including Miele refrigerator/freezer, Miele induction range, Miele built-in dishwasher, Vent-A-Hood professional range hood, Miele clothes washer and LG gas clothes dryer. Ecowater purification system, central vacuum with accessories. HVAC equipment, including Mitsubishi electric ductless cold weather heat pumps for heating and cooling. Owned tankless hot water system. Garage door opener & gas BBQ hookup. All existing window treatments and light fixtures except where excluded.

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



<b>101 Amelia St Toronto Ontario M4X 1E5</b>			<b>Sold: \$1,475,000 List: \$1,549,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			
<b>Taxes:</b> \$8,227.08/2025	<b>For:</b> Sale	<b>% Dif:</b> 95	
<b>Sold Date:</b> 09/16/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8	
Att/Row/Twnhouse	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 1	
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 15.5 x 92 Feet	<b>Bedrooms:</b> 3	
	<b>Irreg:</b> + landscaping encroachment on city easem	<b>Washrooms:</b> 3 1x3x2nd, 1x3x3rd, 1x3xLower	
<b>Dir/Cross St:</b> Parliament & Wellesley <b>Directions:</b> Parliament & Wellesley			

**MLS#:** C1238463

**PIN#:** 210840043

**Legal:** PLAN M7 PT LOTS 2 & 3

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick Front / 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	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane, Covered	<b>Phone:</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> 1	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Year Built:</b> 1900	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre	<b>Retirement:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck	<b>Under Contract:</b> Hot Water Heater
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Built-In Oven	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle, Membrane		<b>Farm/Agr:</b>
<b>Foundation:</b> Not Applicable		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Heritage
<b>Laundry lev:</b> Lower		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.76	x 4	Marble Floor	Stained Glass	Open Stairs
2	Living	Main	18.08	x 10.6	Open Concept	Fireplace	Hardwood Floor
3	Dining	Main	11.84	x 9.32	Open Concept	Large Window	Hardwood Floor
4	Kitchen	Main	17.32	x 11.25	W/O To Deck	Eat-In Kitchen	Stainless Steel Appl
5	Den	2nd	13.25	x 12.34	Hardwood Floor	Wainscoting	Open Concept
6	2nd Br	2nd	14.34	x 12.83	Closet	Parquet Floor	O/Looks Frontyard
7	3rd Br	2nd	11.25	x 9.09	3 Pc Bath	Parquet Floor	O/Looks Backyard
8	Prim Bdrm	3rd	16.08	x 14.4	W/O To Terrace	Vaulted Ceiling	2 Pc Bath
9	Rec	Lower	14.83	x 14.83	Parquet Floor	Cedar Closet	3 Pc Bath
10	Laundry	Lower	7.09	x 6.99	Parquet Floor	Laundry Sink	B/I Shelves
11	Workshop	Lower	14.99	x 10.24	Concrete Floor		

**Client Remarks:** On one of Cabbagetown's most cherished streets and nestled in the heart of the super prime heritage district, you will fall in love with this enchanting home. Owned and loved by the same person for 25 years. Walk into the front door and immediately you get the sense an architect had designed the space: open concept, high ceilings, open risers on the stairs. Walk-out through patio doors to the deck and to parking in the covered carport. There is a total of 1817 square feet above grade (+664 sq ft in the lower level). The second floor has an inviting central den space with hand painted Scandinavian influence plank floors, the main bathroom, and two bedrooms. Ascend to the third floor, and you'll love the dramatic vaulted ceiling of the primary bedroom. Step through the dressing area with ensuite bathroom and out onto the private rooftop deck and embrace the urban lifestyle. This is your outdoor escape, perfect for morning coffee, evening cocktails, or stargazing under the open sky. The lower level has a recreation room, 3-piece bathroom, laundry and workshop / utility room. Sunny south facing lot with parking for one car. Beyond your front door, vibrant Cabbagetown beckons. Stroll to charming cafes, eclectic shops, and massive Riverdale park with walking trails just beyond (Rover will love it!). Immerse yourself in the rich history and artistic spirit of this coveted neighbourhood.

**Inclusions:** See Schedule B

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



<b>282 Berkeley St Toronto Ontario M5A 2X5</b>			<b>Sold: \$1,550,000</b>
Toronto C08 Moss Park Toronto			<b>List: \$1,595,000</b>
<b>Taxes:</b> \$6,432.36/2025	<b>For:</b> Sale	<b>% Dif:</b> 97	
<b>Sold Date:</b> 07/24/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 31	
Att/Row/Twnhouse	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 1	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 16 x 122 Feet	<b>Bedrooms:</b> 3	
	<b>Irreg:</b>	<b>Washrooms:</b> 2	
		1x2xMain, 1x4x2nd	
<b>Dir/Cross St:</b> Dundas & Parliament <b>Directions:</b> Dundas & Parliament			

**MLS#:** C12239788

**PIN#:** 210890214

**Legal:** PT LT 22 BLK A PL D138 TORONTO AS IN CA341534; 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	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<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> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1875	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Public Transit, School	<b>HST Applicable to</b> Included In
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Carpet Free	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Not Applicable		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b> Lower		None
		Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.32	x 4	Tile Floor	Leaded Glass	2 Pc Bath
2	Living	Main	18.41	x 10.24	Open Concept	Fireplace	O/Looks Frontyard
3	Dining	Main	12.34	x 6.82	Open Concept	Hardwood Floor	Window
4	Kitchen	Main	15.91	x 11.25	Eat-In Kitchen	Centre Island	Quartz Counter
5	Prim Bdrm	2nd	15.85	x 15.32	B/I Closet	Crown Moulding	Window
6	2nd Br	2nd	14.93	x 11.25	B/I Closet	Crown Moulding	Window
7	3rd Br	2nd	9.51	x 8.83	Hardwood Floor	Window	
8	Bathroom	2nd	0	0	4 Pc Bath	Soaker	Skylight
9	Rec	Lower	21.33	x 15.26	Open Concept	Closet	Combined W/Laundry

**Client Remarks:** Discover 282 Berkeley Street, an urban residence brimming with character, flair, and refined panache. This park-facing gem is situated in the recently extended Cabbagetown Southwest Heritage district. The unique brick exterior, built in 1875 is only one of three with its distinctive facade, a home with creative individuality awaits. Original leaded stained-glass windows, elegant chandeliers, gracious staircase, and a wood-burning fireplace with a grand marble mantle enhance the sophisticated atmosphere, while the main floor is ideally configured for hosting gatherings. The oversized eat-in kitchen (featured on Sarah Richardson's TV design show) blends designer appeal with practical design, featuring quartz countertops and a chic marble tile backsplash. An island breakfast bar, illuminated by a pair of contemporary pendant lights, provides additional counter space and seating. French doors open to a secluded and fenced-in backyard retreat, perfect for quiet enjoyment. Ascend the stairs to find a skylit hallway, leading to a superb bathroom featuring a wet room with a classic claw-foot tub, evoking timeless elegance. Part deluxe vintage film / part super cool design. Three bedrooms in total. Thoughtful storage solutions are integrated throughout the home, and the property benefits from the convenience of garage parking at the back. This address represents more than just a dwelling; it offers an elevated way of downtown living with a subtle flourish.

**Inclusions:** See Schedule B

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



<b>391 Wellesley St E Toronto Ontario M4X 1H5</b>			<b>Sold: \$1,675,000 List: \$1,750,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			
<b>Taxes:</b> \$8,093.49/2024	<b>For:</b> Sale	<b>% Dif:</b> 96	
<b>Sold Date:</b> 07/09/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 33	
Att/Row/Twnhouse	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 1	
<b>Link:</b> 3-Storey	<b>Acreage:</b> 16 x 93 Feet	<b>Bedrooms:</b> 3 + 1	
	<b>Irreg:</b>	<b>Washrooms:</b> 3	
		1x5x2nd, 1x4xBsmt, 1x2x2nd	
<b>Dir/Cross St:</b> Parliament & Wellesley <b>Directions:</b> East on Wellesley from Parliament			

**MLS#:** C12202248

**PIN#:** 210840062

**Legal:** PCL 6-1 SEC M90; LT 6 PL M90 TORONTO; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Wood	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</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> 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> Slate	<b>Interior Feat:</b> Countertop Range, On	<b>Sale Price:</b>
<b>Foundation:</b> Unknown	Demand Water Heater, Storage,	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:	Workbench	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 10.99	Brick Fireplace	Hardwood Floor	Open Concept
2	Dining	Main	13.52	x 9.51	Pot Lights	Hardwood Floor	Open Concept
3	Kitchen	Main	17.49	x 11.19	Quartz Counter	W/O To Deck	O/Looks Garden
4	Prim Bdrm	2nd	16.57	x 13.25	Semi Ensuite	Large Closet	Large Window
5	3rd Br	2nd	10.83	x 10.01	Bay Window	O/Looks Garden	Hardwood Floor
6	Bathroom	2nd	12.76	x 9.32	Soaker	Double Sink	Separate Shower
7	2nd Br	3rd	16.67	x 14.01	Hardwood Floor	Large Window	Closet
8	Family	3rd	15.26	x 14.01	Hardwood Floor	W/O To Deck	Large Window
9	Br	Bsmt	17.75	x 12.01	Broadloom	Pot Lights	

**Client Remarks:** Welcome to 391 Wellesley St E! A stunning 3-storey row house located in the heart of Cabbagetown, one of Toronto's most historic and vibrant neighborhoods. Known for its Victorian architecture and tree-lined streets, Cabbagetown has a rich history dating back to the 1800s, offering a charming backdrop to this character-filled home. This elegant property boasts 2,200 square feet of above-grade living space with soaring 10-foot ceilings on the main floor. With 3+1 bedrooms and 3 bathrooms, this home is ideal for families or professionals seeking a blend of modern comfort and historic charm. The recently updated kitchen is a chef's dream, featuring quartz countertops, a centre island, and stylish pendant lighting, perfect for both everyday living and entertaining. The living space extends to the third floor with a deck that overlooks a beautifully landscaped backyard, complete with garden and sitting areas for relaxation. Situated in a prime location, this home is just minutes from the excellent restaurants and shops on Parliament Street. For nature lovers, Riverdale Farm is approximately half a kilometer away, offering many opportunities for outdoor activities. Additionally, the home features a parking space in the back lane and offers quick access to major transit routes on Parliament Street. Don't miss this exceptional opportunity to own a piece of Toronto history in one of the city's most sought-after neighborhoods! \*\*EXTRAS\*\* Parking is a separate Deeded piece at the rear of the property. Legal description is: PART LOT 1 CONCESSION 1 FTB DESIGNATED AS PART 1, PLAN 66R-23202. CITY OF TORONTO.

**Inclusions:** Double Door Bottom Freezer Refrigerator, Jenn-Air Down Draft Gas Cooktop, Built-In Miele Oven, Built-In Miele Dishwasher, On Demand Tankless Water Heater

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888



<b>424 Sackville St Toronto Ontario M4X 1S9</b>			<b>Sold: \$1,750,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			<b>List: \$1,828,000</b>
<b>Taxes:</b> \$8,943.47/2025	<b>For:</b> Sale	<b>% Dif:</b> 96	
<b>Sold Date:</b> 07/19/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 10	
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 8	
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 18.73 x 97.04 Feet	<b>Bedrooms:</b> 3	
	<b>Irrig:</b>	<b>Washrooms:</b> 3	1x4x2nd, 1x3x3rd, 1x2xMain
	<b>Dir/Cross St:</b> Sackville/Amelia Streets	<b>Directions:</b>	Sackville/Amelia Streets

**MLS#:** C12273479

**PIN#:** 210830195

**Legal:** PT LT 4 S/S AMELIA ST, 5 S/S AMELIA ST PL 26 TORONTO AS IN CA706868; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick Front / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished with Walk-Out	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<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> 2000-2500	<b>Prop Feat:</b> Arts Centre, Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Unknown	<b>Interior Feat:</b> Other	<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> Upper		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.51	x 13.48	Fireplace	Bay Window	Crown Moulding
2	Dining	Main	12.4	x 11.25	Picture Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	19	x 11.42	O/Looks Backyard	2 Pc Bath	West View
4	Br	2nd	17.16	x 16.08	W/I Closet	Large Window	East View
5	2nd Br	2nd	14.24	x 7.91	Large Window	Hardwood Floor	North View
6	Laundry	2nd	5.41	x 4.76	Skylight	4 Pc Bath	O/Looks Backyard
7	3rd Br	3rd	25.66	x 15.49	W/O To Terrace	4 Pc Ensuite	West View
8	Utility	Lower	13.48	x 9.51			
9	Games	Lower	14.99	x 14.83	Pot Lights	Beamed	
10	Rec	Lower	27.66	x 10.83	W/O To Yard	Pot Lights	

**Client Remks:** Mesmerizing Cabbagetown Treasure - Circa 1890. This Timeless Breathtaking Home Spans 3 Stunning Floors, Featuring 3 Bedrooms & 3 Luxuriously Appointed Bathrooms. Sun-Filled Chef-Inspired Gourmet Kitchen, Stainless Steel Appliances, Dacor 6-Burner Gas Stove, Granite Counters & Marble Backsplash, Porcelain Flooring Adds A Sense of Sophistication Throughout. Timeless Crown Moulding. Gleaming Hardwood Floors. Bask In Natural Light From 4 Skylights While Enjoying Your Spa-Inspired Bathroom. Escape To Your Cedar-Clad Rooftop Sun-Filled Deck With Serene South/West Exposure from the 3rd Floor Loft. Enjoy Your Serene Backyard Garden Oasis & Botanical Haven. Pella Patio Doors. The Finished Waterproofed Basement Offers A Separate Walkout & Limitless Possibilities. Fully Landscaped Grounds With A Front Yard "Rainbird" Sprinkler System. Private Laneway with Modern Gated Parking Awaits At The Rear. Impeccably Maintained Inside & Out. Welcome Home In The Heart Of Historic Toronto Cabbagetown

**Inclusions:** Dacor 6 Burner Range/Oven, Range Hood, Double Door Stainless Steel Fridge, GE Built-In Microwave, Dishwasher, LG Front Load Washer/Dryer. All Electrical Light Fixtures, All Window Coverings

**Listing Contracted With:** [ENGEVOLKERTORONTOCENTRAL416-628-1357](http://ENGEVOLKERTORONTOCENTRAL416-628-1357)



<b>342 Wellesley St E Toronto Ontario M4X 1H3</b>			<b>Sold: \$1,725,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			<b>List: \$1,849,900</b>
<b>Taxes:</b> \$8,533/2024	<b>For:</b> Sale	<b>% Dif:</b> 93	
<b>Sold Date:</b> 07/01/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 21	
Att/Row/Twnhouse	<b>Fronting On:</b> N	<b>Rms:</b> 6	
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 16 x 110 Feet	<b>Bedrooms:</b> 3 + 1	
	<b>Irreg:</b>	<b>Washrooms:</b> 3	
		1x5x2nd, 1x4x3rd, 1x2xBsmt	
	<b>Dir/Cross St:</b> Parliament/Wellesley	<b>Directions:</b> Wellesley	

**MLS#:** C12210786

**PIN#:** 210850163

**Legal:** PT PARKLT 2 CON 1 FTB TWP OF YORK AS IN CA700668; T/W CA700668; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick Front	<b>Zoning:</b> Res
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Full	<b>Park/Drive:</b>	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fenced Yard, Grnbelt/Conserv, Park, Public Transit	<b>HST Applicable to</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Foundation:</b> Block		<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	12.01	x 10.93	
2	Dining	Main	14.27	x 12.11	
3	Kitchen	Main	13.68	x 9.84	
4	Prim Bdrm	Main	15.62	x 11.48	
5	Br	Main	13.78	x 9.19	
6	Br	Main	9.42	x 7.22	

**Client Remks:** Welcome to 342 Wellesley Street East in historic Cabbagetown. No expense was spared in this three-storey 3+1 bedroom, 3 bathroom home with 2 car parking! Completely gutted and rebuilt from top to bottom with style and sophistication, all while paying homage to the Victorian period - blending timeless character with modern comfort & efficiency. The main floor offers an efficient open-concept layout with a chefs kitchen, gas range, side-by-side fridge, and a walkout to a private garden with a newer composite deck. Upstairs features 2 large bedrooms & a spacious second-floor 5 piece bath with clawfoot tub and large shower. Third storey retreat with large office/den, bedroom, beautiful 4 piece bath, and a treetop deck! Great basement lowered to 8 ft with radiant in-floor heating, all ready for your finishing touch. Additional highlights include custom wood sash windows at the front and rear, designed to match the 1870s originals front windows were heritage-approved and grant-funded. The homes heating system is another standout: it's perfectly balanced and whisper-quiet, with room-specific radiators installed using professional heat calculations for consistent warmth throughout. This is effectively a brand-new home within a Victorian shell. Located on one of Cabbagetowns most charming, tree-lined streets steps to parks, Riverdale Farm, farmer markets, amazing restaurants & shops on Parliament. 94 Walk Score / 98 Bike Score / 93 Transit Score. Historic charm meets modern living in this rare, turnkey home.

**Inclusions:** Fridge, stove, gas range, dishwasher, washer & dryer, all elfs & window coverings. Furnace is only 4 year old - top of the line with on demand hot water.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850



<b>488 Ontario St Toronto Ontario M4X 1M7</b>			<b>Sold: \$1,990,000 List: \$1,995,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			
<b>Taxes:</b> \$10,614.90/2024	<b>For:</b> Sale		<b>% Dif:</b> 100
<b>Sold Date:</b> 10/07/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8	
Att/Row/Twnhouse	<b>Fronting On:</b> W	<b>Rms:</b> 10 + 4	
<b>Link:</b> 3-Storey	<b>Acreage:</b> 21.69 x 102.83 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 5
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x3xBsmt	
<b>Dir/Cross St:</b> Parliament and Carlton <b>Directions:</b> Please, follow your GPS			

**MLS#:** C12432635

**PIN#:** 210870032

**Legal:** PLAN 210 E Pt LOTS 4 5 & 6 RP66R12031 PARTS 8 TO 12 WITH & SUBJECT TO ROW (SEE SCHEDULE D FOR FULL LEGAL DESCRIPTION)

<b>Kitchens:</b> 1 + 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> Apartment / Finished with Walk-Out	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane, Right Of Way	<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> Y	<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> 1890	<b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	<b>Waterfront:</b>
<b>Apx Sqft:</b> 2500-3000		<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle, Flat	<b>Exterior Feat:</b> Deck, Patio, Security Gate	<b>HST Applicable to</b> Included In
<b>Foundation:</b> Brick	<b>Interior Feat:</b> Accessory Apartment, Bar Fridge, Built-In Oven, Central Vacuum, In-Law Capability, In-Law Suite, Separate Heating Controls, Storage Area Lockers, Water Heater	<b>Sale Price:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b> Upper	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector	<b>Survey Type:</b> None <b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.07	x 3.77	Double Doors	Stained Glass	Tile Floor
2	Living	Main	17.88	x 13.85	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	14.44	x 13.85	Hardwood Floor	Sliding Doors	Large Window
4	Kitchen	Main	19.55	x 13.16	Eat-In Kitchen	Centre Island	W/O To Patio
5	Breakfast	Main	13.16	x 12.4	Combined W/Kitchen	Gas Fireplace	Large Window
6	Powder Rm	Main	6.07	x 2.46	2 Pc Bath	Mirrored Walls	Hardwood Floor
7	Prim Bdrm	2nd	22.51	x 20.24	4 Pc Ensuite	W/I Closet	Fireplace
8	Bathroom	2nd	13.85	x 9.78	4 Pc Ensuite	Heated Floor	Tile Floor
9	2nd Br	2nd	15.72	x 13.16	French Doors	Large Window	Broadloom
10	3rd Br	2nd	13.19	x 13.16	Double Closet	3 Pc Ensuite	Large Window
11	Bathroom	2nd	8.01	x 6.27	3 Pc Bath	Large Window	Tile Floor
12	Family	3rd	29.2	x 17.42	Vaulted Ceiling	Combined wi/Game	Broadloom
13	Games	3rd	29.2	x 17.42	W/O To Sundeck	Fireplace	Skylight
14	Bathroom	3rd	12.47	x 4.89	3 Pc Bath	Large Window	Tile Floor
15	4th Br	Bsmt	16.04	x 10.83	3 Pc Ensuite	Double Closet	Broadloom
16	Media/Ent	Bsmt	31.4	x 19.55	Above Grade Window	Heated Floor	Pot Lights
17	Kitchen	Bsmt	0	0	Stainless Steel Appl	B/I Oven	Heated Floor

**Client Remarks:** Magnificent, fully renovated classic Toronto yellow brick Bay-and-Gable 3-storey, 3+1 bed, 5 bath Cabbagetown Victorian offers over 3,200 sq. ft. of refined living space! Exceptionally large with a span measuring 21.7 wide, gracious principal rooms, loads of period details blending 19th-century charm with modern luxury. Soaring 10.5 ceilings, grand 3-storey original sweeping staircase, ceiling medallions, crown mouldings, wood burning fireplace w/white marble mantel, pocket doors & rich hardwood floors create an elegant ambience for entertaining on a grand scale! Main floor powder room, massive open-concept eat-in kitchen w/stone counters, centre island, gas fireplace & bright breakfast area w/walk out to private patio perfect for morning coffee. Luxurious 2nd-floor has primary suite w/bay window, fireplace, walk-in closet & spa-like ensuite w/heated floors & luxurious steam shower and two additional bedrooms w/full bath offers flexible space for kids, guests, or a home office! Spectacular 3rd-floor family/games room has vaulted ceilings, skylights, wet bar, SUB-ZERO fridge, 4th fireplace & sprawling rooftop terrace w/sweeping city views! Finished lower-level w/sep entrance has heated floors, 2nd kitchen, 4th bed, media room & 5th bath ideal for nanny or in-law suite or family movie nights on the big screen TV! Ideally located just steps from Parliament Streets vibrant shops, restaurants, and cafes with easy access to downtown, TTC and parks this iconic Cabbagetown residence is a rare opportunity to own a piece of Toronto's architectural heritage reimagined for contemporary urban living.\*\*\*EXTRAS\*\*\* Wired for sound with in-ceiling speakers, 2

furnaces, CAC + 3rd flr A/C unit, rear parking. Two full kitchens + 3rd flr wet bar w/3rd dishwasher & SUB-ZERO bar refrigerator perfect for entertaining large parties on the massive rooftop deck! Heated floors in basement suite & primary ensuite. See attached Feature Sheet for list of improvements.

**Inclusions:** All electrical light fixtures (except as noted); All main floor kitchen appliances: VIKING paneled door refrigerator/freezer, JENN-AIR 4-burner gas cooktop & grill, KitchenAid electric oven, Panasonic built-in microwave, BOSCH dishwasher; LG front load stacked washer & dryer; Third floor wet bar appliances: Bloomberg dishwasher, SUB-ZERO undercounter fridge; All basement suite kitchen appliances: BOSCH built-in wall oven and microwave, BOSCH dishwasher, smeg 2-burner electric cooktop, SAMSUNG refrigerator/freezer; All window coverings, including California shutters and blinds (as is); ADT alarm equipment; All in-ceiling speakers throughout the home; Central Vacuum Canister (not used/as is); (2) furnaces: Rheem & Ultra Max gas furnaces; Central air conditioner; 3rd floor Mitsubishi wall a/c unit; Hot water tank (rented)

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



<b>56 Spruce St Toronto Ontario M5A 2H9</b>			<b>Sold: \$2,450,000</b>
Toronto C08 Cabbagetown-South St. James Town Toronto			<b>List: \$2,595,000</b>
<b>Taxes:</b> \$10,790.98/2025	<b>For:</b> Sale	<b>% Dif:</b> 94	
<b>Sold Date:</b> 11/06/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 14	
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 12	
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 21 x 97 Feet	<b>Bedrooms:</b> 4 + 1	
	<b>Irreg:</b>	<b>Washrooms:</b> 4	
		1x2xGround, 1x3xLower, 1x4x2nd, 1x4x2nd	
<b>Dir/Cross St:</b> Parliament & Carlton <b>Directions:</b> Just West of Sackville			

**MLS#:** C12479074

**PIN#:** 210820111

**Legal:** PT LT A PL D130 TORONTO AS IN CA738003; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Stucco/Plaster / Hardboard	<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>
<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>
<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> 2500-3000	<b>Prop Feat:</b> Central Vacuum, Family Room, Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Cedar	<b>Interior Feat:</b> Central Vacuum	<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>		<b>Spec Desig:</b>
		Available Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.25	x 11.88	B/I Bar	California Shutters	Hardwood Floor
2	Living	Main	17.36	x 16.99	Gas Fireplace	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.06	x 13.94	Centre Island	Heated Floor	
4	Breakfast	Main	8.3	x 13.94	Heated Floor	Skylight	Pantry
5	Family	Main	17.32	x 14.24	B/I Shelves	W/O To Deck	Bay Window
6	Br	2nd	17.36	x 14.57	B/I Shelves	4 Pcs Ensuite	California Shutters
7	2nd Br	2nd	10.96	x 12.66	California Shutters		
8	3rd Br	2nd	12.11	x 12.66	W/I Closet	California Shutters	
9	4th Br	3rd	17.36	x 15.88			
10	Exercise	Lower	15.52	x 9.74			
11	Media/Ent	Lower	15.52	x 10.4			
12	Laundry	Lower	16.9	x 10.89	Laundry Sink		

**Client Remarks:** Behind the doors of this quaint heritage home is a thoughtfully renovated Cabbagetown residence that blends historic charm with modern functionality. It's rare to find a renovated Cabbagetown property with a front hall closet, main floor powder room, breakfast room, family room, parking and generous storage throughout. The main floor offers gracious principal rooms designed for everyday living and entertaining. The living room features a gas fireplace, while the dining room includes a built-in buffet with custom storage and a pullout bar. The open-concept kitchen and family room are filled with natural light from three skylights, a bay window, and a glass walkout to the private deck. The kitchen is equipped with a Miele slide-in range (six burners, griddle, and double oven/microwave), a waterfall quartzite centre island, walk-in pantry, built-in banquette with storage, heated floors, and a dedicated organization 'drop zone' for busy family life. Upstairs, the second level includes three spacious bedrooms and two bathrooms, including a king-sized primary suite with built-ins, three double closets, and a large ensuite with a steam shower. The third floor offers a bright, king-sized bedroom retreat. The finished lower level features a gym, a bathroom with walk-in shower and built-in bench, a laundry room with sink and custom storage, and a media room with built-in projector, motorized screen, and exhaust fan. Additional highlights include wall-to-wall basement storage with retractable valet rods, Insteon smart lighting, a new cedar shake roof (2024), and a parking space with storage shed. A veritable Cabbagetown unicorn!

**Inclusions:** See Schedule B

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191