



67 Berwick Ave

Toronto Ontario M5P 1G9

Toronto C03 Yonge-Eglinton Toronto

Taxes: \$5,715.16/2024

Sold Date: 01/10/2025

SPIS: N

Last Status: SLD

DOM: 3

Sold: \$1,250,000

List: \$999,000

For: Sale

% Dif: 125

Rms: 6

Bedrooms: 4

Washrooms: 2

1x4xUpper, 1x3xLower

Semi-Detached

Link:

2-Storey

Fronting On: S

Acreage: < .50

19.42 x 100 Feet

Irreg:

Dir/Cross St: Yonge & Eglinton

MLS#: C11911450

Assignment: N

PIN#: 211720279

Fractional Ownership: N

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Other	Cable TV:	Y Hydro: Y
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	N
Apx Sqft:	1100-1500	Fenced Yard, Level, Library, Park, Public		Farm/Agr:	
Assessment:	2024 POTL: N	Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.01	x 14.7	Hardwood Floor Window Combined W/Dining
2	Dining	Main	12.14	x 10.14	Hardwood Floor Window Combined W/Living
3	Kitchen	Main	10.79	x 9.91	Ceramic Back Splash Eat-In Kitchen W/O To Deck
4	Prim Bdrm	2nd	12.99	x 11.91	Broadloom Large Window Ceiling Fan
5	2nd Br	2nd	11.81	x 8.99	Hardwood Floor Window Closet
6	3rd Br	2nd	9.71	x 8.99	Hardwood Floor Closet Window
7	4th Br	2nd	10.01	x 8.69	Hardwood Floor Window
8	Rec	Lower	12.99	x 10.79	Broadloom

Client Remks: Welcome to 67 Berwick Ave. An Unbeatable Location At The Heart Of Midtown - Yonge & Eglinton. In This Prestigious Toronto Neighbourhood, This Charming 4 Bedroom Home Offers a Private Backyard & Deck. Nestled On a Family-Friendly Street In The Highly Coveted OP School District Offering Great Schools, a Community Centre, Skating & More. Featuring Hardwood Flooring On The Main Floor. Eat-In Kitchen With Breakfast Area. Large Living Room & Dining Room. 4 Great Size Bedrooms. Cozy Rec Room In Basement. Just steps to Yonge & Eglinton Shopping & Entertainment and a short walk to subway lines & LRT, library and restaurants. Live just a 2-minute walk to the fabulous Eglinton Park and a 5-minute walk to the excellent shops and delicious restaurants of Yonge and Eglinton. Enjoy the traditional layout. Excellent neighbours are ready to welcome you to your new home! 2 Min. Walk To TTC. 5 Mins Walk To Subway Station & LRT. Steps To 2 Supermarkets Farm Boy & Loblaws, Best Shops, Fine Restaurants & More. Private Front Pad Parking Only \$342.75/yr.

Extras: 100 Amp Electrical, Central Humidifier, High-Efficiency Furnace (7 yrs. new).

Listing Contracted With: FOREST HILL REAL ESTATE INC.905-695-6195



24 College View Ave
Toronto Ontario M5P 1J4
 Toronto C03 Yonge-Eglinton Toronto
Taxes: \$11,252/2024
Sold Date: 06/08/2025
SPIS: N **Last Status:** SLD **DOM:** 13

Sold: \$3,075,000
List: \$2,999,999

For: Sale **% Dif:** 103

Duplex **Fronting On:** N **Rms:** 10 + 6
Link: **Acreage:** **Bedrooms:** 6 + 2
 2-Storey 39.99 x 135 Feet **Washrooms:** 4
Irreg: 4x3
Dir/Cross St: Avenue Rd & Eglinton

MLS#: C12177017

PIN#: 211740206

Kitchens:	4	Exterior:	Brick	Zoning:	R (f9;d0.6*731)
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Sep Entrance / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	3500-5000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 17.06	Fireplace	Hardwood Floor	Casement Windows
2	Dining	Main	9.51	x 10.5	L-Shaped Room	Hardwood Floor	Open Concept
3	Kitchen	Main	11.48	x 9.45	Granite Counter	Ceramic Floor	W/O To Yard
4	Prim Bdrm	Main	13.78	x 14.27	3 Pc Ensuite	Hardwood Floor	Double Closet
5	2nd Br	Main	11.15	x 12.3	Casement Windows	Hardwood Floor	
6	3rd Br	Main	9.84	x 12.14	Casement Windows	Hardwood Floor	
7	Sitting	Main	6.56	x 9.84	Mirrored Closet	Hardwood Floor	
8	Foyer	Main	6.56	x 7.22	Mirrored Walls	Hardwood Floor	
9	Living	2nd	13.12	x 17.06	Fireplace	Hardwood Floor	Casement Windows
10	Dining	2nd	9.51	x 10.5	L-Shaped Room	Hardwood Floor	Casement Windows
11	Kitchen	2nd	11.48	x 16.01	Renovated	Hardwood Floor	Eat-In Kitchen
12	Prim Bdrm	2nd	13.78	x 14.27	4 Pc Ensuite	Hardwood Floor	W/O To Balcony
13	2nd Br	2nd	11.15	x 12.3	Casement Windows	Hardwood Floor	
14	3rd Br	2nd	9.84	x 12.14	Casement Windows	Hardwood Floor	
15	Laundry	2nd	3.28	x 6.56			
16	Foyer	2nd	6.56	x 7.22	Mirrored Walls	Hardwood Floor	

Client Remks: Turn-Key Investment Opportunity - Legal Duplex with Four Units An outstanding opportunity to own a fully detached, solid brick legal duplex featuring four self-contained units in a highly desirable and well-established neighborhood. Subway Station, Eglinton Crosstown LRT and Top-Ranking Schools Property Highlights: Lot Size: 40' x 135' Bedrooms: 6+2 Bathrooms: 4 full + 2 additional Laundry: 3 separate laundry areas Hydro: 4 individual hydro meters Parking: Private driveway with indoor and outdoor parking Recent Upgrades: New windows, doors and roof Tenancy: Excellent, long-term tenants some in place for over 10 years This turn-key investment offers stable income, minimal maintenance, and significant long-term growth potential. A rare opportunity in a prime location with quality tenants and recent capital improvements already completed. All measurements, sizes, number of rooms and data needs to be verified by the buyer.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



18 College View Ave
Toronto Ontario M5P 1J3
 Toronto C03 Yonge-Eglinton Toronto
Taxes: \$14,327.66/2025
Sold Date: 06/13/2025
SPIS: N
Last Status: SLD
DOM: 23

Sold: \$3,450,000
List: \$3,595,000

For: Sale
% Dif: 96

Duplex
Link:
 3-Storey
Fronting On: N
Acreage:
 70.5 x 60 Feet
Irreg:
Rms: 13 + 4
Bedrooms: 7 + 2
Washrooms: 6
 2x5, 3x4, 1x3
Dir/Cross St: Oriole Pkway/South of Eglinton/Highourne Rd

MLS#: C12163059

PIN#: 211740169

Kitchens:	2 + 1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Apartment	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	4	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	3500-5000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	2024 POTL:	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	Garden Shed
POTL Mo Fee:		Centre, School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.42	x 15.16	Fireplace	Bay Window	Hardwood Floor
2	Kitchen	Main	18.24	x 17.49	Combined W/Dining	Bay Window	Hardwood Floor
3	Den	Main	13.16	x 7.35	W/O To Patio	B/I Bookcase	
4	Prim Bdrm	Main	14.34	x 9.84	4 Pc Ensuite	Vaulted Ceiling	W/I Closet
5	2nd Br	Main	12.4	x 11.32	Closet Organizers	Hardwood Floor	
6	3rd Br	Main	12.01	x 12.01	4 Pc Ensuite	Hardwood Floor	O/Looks Garden
7	Living	2nd	19.65	x 18.08	Bay Window	Fireplace	Hardwood Floor
8	Dining	2nd	14.07	x 13.25	Bay Window	B/I Bookcase	Hardwood Floor
9	Kitchen	2nd	13.25	x 7.41	Breakfast Bar	Pantry	Ceramic Floor
10	Den	2nd	13.16	x 7.35	B/I Bookcase	Hardwood Floor	Skylight
11	Prim Bdrm	2nd	12.4	x 12.4	3 Pc Ensuite	B/I Bookcase	Hardwood Floor
12	2nd Br	2nd	11.84	x 9.15	Hardwood Floor		
13	3rd Br	2nd	12.99	x 11.68	Double Closet	Hardwood Floor	
14	4th Br	3rd	22.24	x 12.66	Vaulted Ceiling	W/I Closet	Combined W/Laundry
15	Living	Lower	42.91	x 14.34	Combined W/Dining	Combined W/Kitchen	Irregular Rm
16	Prim Bdrm	Lower	12.34	x 12.01	B/I Bookcase	Hardwood Floor	Above Grade Window
17	2nd Br	Lower	14.34	x 11.42	Hardwood Floor	Above Grade Window	

Client Remks: An exquisite, income-producing property in Chaplin Estates, one block from Eglinton Ave and the LRT. Extensively renovated three suite duplex offering an opportunity for both savvy investors and end-users seeking a turnkey property. Each suite has been carefully designed with functionality, comfort, and privacy in mind. MAIN suite: renovated in 2022 features 1977 sq. ft. of elegant living space, two private entrances, renovated kitchen, spacious living and dining area, separate den with walk-out to private patio, 3 bedrooms, 2 full bathrooms, incl. primary bedroom with vaulted ceilings, ensuite bathroom and laundry. UPPER suite with private entrance off Highbourne Ave, 2452 sq. ft. on two levels, large living room, open concept kitchen & dining room, separate den, hardwood floors, 3-4 bedrooms, 3 full bathrooms, a versatile third floor can serve as a family room, primary suite, home office & ensuite laundry, offering flexible living. LOWER suite with private entrance, 1545 sq. ft., open concept kitchen, living, and dining areas are bright and welcoming with deep window wells that bring in ample natural light, 2 bedrooms, 1 full bathroom, ensuite laundry. Current lower tenant is AAA occupant and would like to stay. The property is projecting an impressive gross income of \$147,000/year, with a net income of \$126,000. All three suites are on month-to-month, offering flexibility for future occupancy. Two separate hydro meters, 4 car parking, exceptional finishes, newer mechanical systems and upgrades throughout, this is move-in ready. Located in a quiet, family-friendly neighbourhood surrounded by elegant homes, good public and top-rated private schools, beautiful parks, shops, dining and Eglinton community centre. Whether you're a seasoned investor, down-sizer, an empty nester seeking a pied-a-terre, or a family looking to live in one of Toronto's most coveted neighbourhoods while generating income, this property presents a rare and exceptional opportunity.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-488-2875