



34 Salem Ave			Sold: \$1,025,000		
Toronto Ontario M6H 3C1			List: \$898,000		
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto					
Taxes: \$5,700/2024		For: Sale		% Dif: 114	
Sold Date: 04/04/2025					
SPIS: N		Last Status: SLD		DOM: 0	
Detached		Fronting On: W		Rms: 6	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		22.5 x 130 Feet		Washrooms: 1	
		Irreg:		1x4x2nd	
Dir/Cross St: North of Bloor/East of Dufferin					

MLS#: W12062636			PIN#: 212920325		
Kitchens: 1		Exterior: Alum Siding / Brick		Zoning: Residential	
Fam Rm: N		Drive:		Cable TV:	
Basement: Full / Unfinished		Gar/Gar Spcs: None / 0		Hydro:	
Fireplace/Stv: N		Drive Park Spcs: 0		Phone:	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Municipal	
A/C: None		UFFI:		Water Supply:	
Central Vac: N		Pool: None		Sewer: Sewers	
Apx Age:		Prop Feat: Fenced Yard		Waterfront:	
Apx Sqft:				Retirement:	
Assessment: POTL:				Farm/Agr:	
POTL Mo Fee:				Oth Struct:	
Laundry lev: Lower				Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.38	x 12.27	Hardwood Floor Window
2	Dining	Main	12.43	x 12.4	Hardwood Floor Window
3	Kitchen	Main	11.32	x 15.16	Eat-In Kitchen W/O To Yard
4	Prim Bdrm	2nd	15.29	x 12.96	Hardwood Floor Closet Window
5	2nd Br	2nd	11.45	x 9.15	Hardwood Floor Closet Window
6	3rd Br	2nd	9.74	x 11.09	Wood Floor Window
7	Rec	Bsmt	0	0	Concrete Floor
Client Remks: Attention investors and renovators...Do not miss this opportunity to own a home in this vibrant urban neighbourhood, one block North of Bloor St. and minutes from downtown. An ideal condo alternative or potential income property, it awaits your creative vision and customization It offers three bedrooms, one 4-pc bathroom and has 9 foot ceilings on the main floor. The main level walks out to rear yard and laneway. Full basement is unfinished. Note there are two parking spaces on the property - these are not legal, according to the City. One is a front pad space and the other is located in the backyard via the laneway.					
Extras:					
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-232-9000					


124 Salem Ave
Toronto Ontario M6H 3C3

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,150.08/2025**For:** Sale**Sold:** \$1,268,800**List:** \$999,999**Sold Date:** 03/27/2025**% Dif:** 127**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 6**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

22.29 x 83 Feet

Washrooms: 2**Irreg:**

1x4xUpper, 1x3xMain

Dir/Cross St: Dovercourt and Shanley**MLS#:** W12031014**PIN#:** 212910331**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

N

Basement:

Unfinished

Fireplace/Stv:

N

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:**Apx Sqft:**

700-1100

Assessment:**POTL:**

N

POTL Mo Fee:**Laundry lev:****Exterior:**

Brick

Drive:

None

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

0

Tot Prk Spcs:

0

UFFI:**Pool:**

None

Prop Feat:

Library, Park, Public Transit, Rec Centre, School

Zoning:**Cable TV:**

Y

Hydro:

Y

Gas:

Y

Phone:

Y

Water:

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:

None

Retirement:**Farm/Agr:****Oth Struct:****Spec Desig:**

Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.5	x 9.48	Ceramic Floor
2	Living	Main	12.7	x 12.27	Hardwood Floor
3	Dining	Main	14.99	x 9.58	Hardwood Floor
4	Laundry	Main	6.89	x 4.49	Ceramic Floor
5	Prim Bdrm	2nd	9.48	x 12.8	Hardwood Floor
6	2nd Br	2nd	10.5	x 8.69	Hardwood Floor
7	3rd Br	2nd	9.09	x 12.8	Hardwood Floor
8	Cold/Cant	Bsmt	16.99	x 5.97	Unfinished
9	Other	Bsmt	23.49	x 17.49	Unfinished

Client Remks: Welcome to this beautifully maintained 3-bedroom, 2-bathroom detached home in the heart of Dovercourt Village! Perfectly situated steps from Dovercourt Park, Dovercourt Boys and Girls Club, top-rated schools, and minutes from 2 Bloor line subway stops, this home offers the best of urban living in a vibrant, family-friendly neighborhood. The private backyard is perfect for relaxing or entertaining. Enjoy the convenience of being minutes from Dufferin Mall, local cafes, and restaurants, plus the exciting Galleria on the Park master-planned community, bringing new parks, retail, and amenities to the area. Don't miss this rare opportunity to own a home in one of Toronto's most sought-after neighbourhoods!

Extras:**Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY416-535-8000



540 Gladstone Ave
Toronto Ontario M6H 3J2

Sold: \$1,350,000
List: \$999,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,609/2024

For: Sale

% Dif: 135

Sold Date: 01/22/2025

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: W

Rms: 4 + 3

Link: N

Acreage:

Bedrooms: 3 + 2

1 1/2 Storey

25 x 138 Feet

Washrooms: 3

Irreg:

2x4, 1x3

138.21ft. x 28.29ft. x

138.2ft. x 26.9ft

Dir/Cross St: Dufferin St/Bloor St W

MLS#: W11927084

PIN#: 212920101

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Radiant / Other
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Library, Park, Place Of Worship, Public
 Transit, Rec Centre, School

Zoning: Residential
Cable TV:
Gas: **Hydro:**
Water: **Phone:**
Water Supply: Municipal
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.07	x 9.42	
2	Prim Bdrm	Main	12.14	x 9.97	
3	2nd Br	Main	12.43	x 10.4	
4	3rd Br	3rd	13.39	x 9.84	
5	Living	Bsmt	16.21	x 11.45	
6	Br	Bsmt	12.53	x 8.86	

Client Remks: Whether you are looking for a family home or an income generating investment, this property offers the best of both worlds. Sitting on a premium lot with an extensive backyard this detached 3 bedroom home offers spacious room sizes, separate entrance and basement that could be used as nanny suite or supplementary income. Steps from subway, the convenience of bustling Bloor Street and parks. This property is not to be missed!

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



473 Delaware Ave		Sold: \$1,350,000
Toronto Ontario M6H 2V1		List: \$1,195,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,153.35/2025	For: Sale	% Dif: 113
Sold Date: 06/09/2025		
SPIS: N	Last Status: SLD	DOM: 13
Detached	Fronting On: N	Rms: 7
Link: N	Acreage: < .50	Bedrooms: 3
2-Storey	18.2 x 125.18 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Dupont St & Ossington Ave		

MLS#: W12177892			PIN#: 212840395		
Assignment: N			Fractional Ownership: N		
Kitchens: 1		Exterior: Brick Front / Stucco/Plaster Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School, School Bus Route	Zoning: Residential		
Fam Rm: Y			Cable TV: A		Hydro: Y
Basement: Unfinished			Gas: Y		Phone: A
Fireplace/Stv: N			Water: Municipal		
Heat: Forced Air / Gas			Water Supply: Unknown		
A/C: Central Air			Sewer: Sewers		
Central Vac: N			Waterfront:		
Apx Age: 100+			Retirement: N		
Apx Sqft: 1100-1500			Farm/Agr:		
Assessment: 2024 POTL:			Oth Struct:		
POTL Mo Fee:		Spec Desig: Unknown			
Laundry lev: Lower					
Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.48	x 9.51	Hardwood Floor Bay Window French Doors
2	Dining	Main	11.15	x 9.51	Hardwood Floor Window Combined W/Living
3	Kitchen	Main	13.12	x 36.06	Linoleum Backsplash Stainless Steel Appl
4	Family	Main	15.42	x 10.83	O/Looks Garden Large Window
5	Prim Bdrm	2nd	14.76	x 11.15	Hardwood Floor Closet Window
6	2nd Br	2nd	11.81	x 9.51	Hardwood Floor Closet Window
7	3rd Br	2nd	11.15	x 6.89	Hardwood Floor Window
Client Remks: Move-in Ready, this thoughtfully cared for, late Victorian home offers the perfect blend of style and comfort. As you walk in, the first thing you notice are the 9' ceilings, the crown mouldings and window trims. The main floor features hardwood floors, intact stained glass windows, generous living and dining rooms. The sleek, wide kitchen includes quartz counters and plenty of storage space. It's the sun-filled family room that will definitely draw you in, with a walkout to a deep backyard perfect for entertaining. The mature garden immediately evokes calm and the flowering plants elevate the space from functional to indulgent. On the second floor, the primary suite overlooks a majestic linden tree while the other two spacious bedrooms offer comfort and warmth. The second-floor, 4-piece bathroom, uncluttered and in soft neutrals, inspires relaxation. The rare car parking, via an extra wide lane, presents an opportunity to build a garden suite. Enjoy the vibrant Dovercourt Park community and schools, steps from the trendy restaurants and coffee shops of Geary Ave , the Dovercourt Boys and Girls community centre and the excellent transit route of the Bloor-Danforth Subway line.					
Extras:					
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-485-2299					

**290 Westmoreland Ave
Toronto Ontario M6H 3A5****Sold: \$1,409,000****List: \$1,479,000**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,171.54/2024**For:** Sale**% Dif:** 95**Sold Date:** 03/26/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

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

2 1/2 Storey

20 x 138 Feet

Washrooms: 2**Irreg:**

1x4xBsmt, 1x4x2nd

Dir/Cross St: Dupont St & Dovercourt Rd**MLS#:** W12025394**PIN#:** 212900332

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 12.14	Hardwood Floor	Window	
2	Dining	Main	9.51	x 11.48	Hardwood Floor	Window	
3	Kitchen	Main	11.81	x 12.14	Tile Floor	Window	W/O To Yard
4	Prim Bdrm	2nd	10.17	x 12.47	Hardwood Floor	Window	Closet
5	2nd Br	2nd	9.51	x 9.84	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.81	x 12.14	Hardwood Floor	Window	
7	Other	3rd	12.8	x 25.26	Open Concept	Window	
8	Rec	Bsmt	11.15	x 14.44	Tile Floor	Window	Pot Lights

Client Remks: Welcome to 290 Westmoreland Avenue, a Charming Detached Yellow Brick Home Nestled in the Heart of Dovercourt Village. This Beautifully Maintained Property Offers Incredible Potential, Featuring a Rear Double Car Garage Via Laneway, with the Opportunity for a Garden Suite Build. Bright and Inviting Formal Living and Dining Rooms. Chefs Kitchen, Complete with a Gas Stove, a Farmhouse Sink, and a Convenient Breakfast Bar/Island Perfect for Cooking and Entertaining. 3 Well Proportioned Bedrooms on the Second Floor. A Finished Basement Rec Room and 3rd Floor Loft, Provide Flexible Living Options. Outside, a Private, Landscaped Backyard, with a Deck Ideal for BBQs, Gatherings, and Relaxation. Located in a Sought After, Family Friendly Neighbourhood! Just Steps Away from Great Schools, Parks, Boutiques, and Popular Geary Avenue. Public Transit is Easily Accessible, Making it a Convenient Spot for City Living. A Perfect Blend of Character and Modern Convenience in One of Torontos Most Desirable Areas!

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


389 Delaware Ave
Toronto Ontario M6H 2T7

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,743.78/2024**For:** Sale**Sold:** \$1,430,000**List:** \$1,398,800**Sold Date:** 02/28/2025**% Dif:** 102**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: E**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

19.5 x 125 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4xBsmt, 1x3xBsmt

Dir/Cross St: Ossington / Hallam**MLS#:** W11970996**PIN#:** 212830699

Kitchens:	1 + 1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Family Room, Fenced Yard, Library, Place		Farm/Agr:	
Assessment:	POTL:	Of Worship, Public Transit, School, School		Oth Struct:	
POTL Mo Fee:		Bus Route		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 9.68	West View	Hardwood Floor	French Doors
2	Dining	Main	11.09	x 9.51	East View	Hardwood Floor	French Doors
3	Kitchen	Main	19.69	x 11.25	Double Sink	Eat-In Kitchen	W/O To Yard
4	Family	Main	11.58	x 8.99	East View	Hardwood Floor	
5	Prim Bdrm	2nd	12.93	x 9.91	Hardwood Floor	West View	His/Hers Closets
6	2nd Br	2nd	11.48	x 11.09	Closet	East View	Hardwood Floor
7	3rd Br	2nd	10.99	x 8.83	Double Closet	East View	Hardwood Floor
8	Br	Bsmt	10.33	x 8.5	Closet	North View	Ceramic Floor
9	Kitchen	Bsmt	10.43	x 8.33	East View	Walk-Out	
10	Rec	Bsmt	14.76	x 13.91	Double Closet	Ceramic Floor	North View

Client Remks: Discover Charm & Endless Space At 389 Delaware Ave! Featuring Large, Light-Filled Rooms, This Home Boasts A Massive Eat-In Kitchen With A Versatile Coffee Bar, Abundant Counter Space, And Ample Cabinetry - Perfect For Any Home Chef. The Versatile Main Floor Den Makes An Ideal Office Or Creative Studio, While Three Generously Sized Bedrooms Provide Comfort For The Whole Family. Most Plumbing And Wiring Have Been Updated, Roof And Boiler Have Been Replaced. A Separate Entrance To The Basement With A Second Kitchen Offers Rental Potential & Added Flexibility, Along With The Convenience Of Two Laundries. The Double Car Garage Includes A Storage Mezzanine, And With Laneway House Potential (Report Available!), This Home Is Full Of Opportunity. A Truly Charming And Functional Space, Ready To Be Your Next Forever Home Or Lucrative Investment! By Far The Best Value In The Area, Check Last Solds.

Extras:**Listing Contracted With:** EXP REALTY866-530-7737


1007 Ossington Ave
Toronto Ontario M6G 3V8

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,695/2024**For:** Sale**Sold:** \$1,430,000**List:** \$1,495,000**Sold Date:** 03/28/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 56

Detached

Fronting On: E**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

20 x 100 Feet

Washrooms: 4**Irreg:**

2x3x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: Ossington Ave & Dupont St**MLS#:** W11949427**PIN#:** 212660118

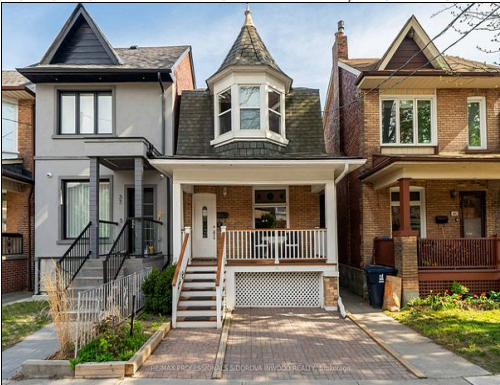
Kitchens:	1 + 1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Public Transit	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					


Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	23.95	x 14.76	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	23.95	x 14.76	Combined W/Family	Hardwood Floor	Pot Lights
3	Kitchen	Main	17.39	x 13.12	B/I Appliances	Stainless Steel Appl	Pot Lights
4	Prim Bdrm	2nd	11.15	x 10.83	W/O To Balcony	3 Pc Ensuite	Hardwood Floor
5	2nd Br	2nd	9.84	x 9.19	Hardwood Floor	Pot Lights	Closet
6	3rd Br	2nd	11.48	x 9.19	Hardwood Floor	Pot Lights	Closet
7	4th Br	Bsmt	14.76	x 8.86	Large Window	Pot Lights	Closet
8	Kitchen	Bsmt	18.7	x 11.81	Window	Pot Lights	Combined W/Family

Client Remks: Welcome To Your Dream Home In The Heart Of Toronto! This Modern Home Boasts A Sleek And Stylish Interior, Featuring An Open Concept Design That Is Perfect For Creating Lifelong Memories. This Stunning 3 Bedroom Home Has Been Thoughtfully Renovated To Perfection, Offering You The Epitome Of Open-Concept Living W/ Stone Fireplace In The Family Room. Modern Style Kitchen W/ Built In Bosch Appliances. Finished Basement Is Approved Second Dwelling Unit W/ Separate Entrance (Legal Basement-Good source of income). Location, Location, Location! This Home Couldn't Be More Perfectly Situated. Just A Short Walk Away From The Vibrant Bloor St Restaurants, Bars, And Shops, Public Transit, Christie Park And Ossington Station. Allowed On-Street Parking (Overnight As Well)

Extras:**Listing Contracted With:** RE/MAX GOLD REALTY INC.905-456-1010



	39 Burnfield Ave		Sold: \$1,486,000
	Toronto Ontario M6G 1Y4		List: \$1,398,000
	Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
	Taxes: \$6,237.32/2024	For: Sale	% Dif: 106
	Sold Date: 05/21/2025		
	SPIS: N	Last Status: SLD	DOM: 8
	Detached	Fronting On: S	Rms: 8 + 5
	Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	20 x 108 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Shaw & Ossington			

MLS#: W12144840

PIN#: 212660171

Kitchens: 1 + 1		Exterior: Brick / Vinyl Siding		Zoning:	
Fam Rm: N		Drive: Front Yard		Cable TV:	
Basement: Fin W/O / Sep Entrance		Gar/Gar Spcs: None / 1		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 1		Water:	
Heat: Forced Air / Electric		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age: 51-99		Prop Feat:		Retirement:	
Apx Sqft: 1500-2000				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.76	x 11.09	Hardwood Floor	Stained Glass	O/Looks Frontyard
2	Dining	Main	12.93	x 10.96	Hardwood Floor	Formal Rm	Window
3	Kitchen	Main	13.39	x 8.3	Tile Floor	Quartz Counter	Stainless Steel Appl
4	Breakfast	Main	13.39	x 6.99	Breakfast Area	Renovated	Walk-Out
5	Prim Bdrm	2nd	15.32	x 15.19	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	13.16	x 9.12	Hardwood Floor	O/Looks Backyard	
7	3rd Br	2nd	11.52	x 9.65	Hardwood Floor	Closet	Window
8	Rec	Bsmt	14.27	x 11.61	Hardwood Floor	Pot Lights	Walk-Out
9	Kitchen	Bsmt	15.12	x 14.21	Hardwood Floor	Pot Lights	
10	4th Br	Bsmt	14.17	x 11.75	Hardwood Floor	Closet	Above Grade Window

Client Remks: A Rare Detached Gem in One of Torontos Hottest Pockets! This beautifully updated 3-bedroom, 2-bathroom home offers the perfect blend of charm, function, and urban lifestyle in the trendy Dovercourt-Wallace Emerson-Junction neighbourhood. Step inside to a sun-filled main floor featuring a bright living room, elegant formal dining area, and a large, modern kitchen thats perfect for cooking and gathering. Freshly painted throughout, this home feels crisp, clean, and move-in ready. Upstairs, you'll find three generously sized bedrooms, ideal for families or those working from home.Enjoy your private backyard oasis, perfect for summer BBQs and weekend lounging. The legal front pad parking means no circling the block, and the separate basement apartment with its own entrance offers incredible rental income potential or space for extended family.This is urban living at its finest steps to TTC, parks, schools, cafes, and some of the city's best restaurants.Detached. Stylish. Income-Generating. In One of Torontos Coolest Neighbourhoods. Don't miss your chance to call this one home!

Extras:

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



285 Delaware Ave Toronto Ontario M6H 2T7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,988.38/2024 For: Sale % Dif: 114 Sold Date: 04/01/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,700,000 List: \$1,489,900
Detached Link: N 2-Storey Dir/Cross St: Bloor and Ossington	Fronting On: E Acreage: 17.67 x 125 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower	

MLS#: W12042262 **PIN#:** 212830749

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 12.34	Hardwood Floor	Brick Fireplace	Pot Lights
2	Dining	Main	15.42	x 11.84	Bay Window	Pot Lights	Hardwood Floor
3	Kitchen	Main	13.91	x 11.15	Stainless Steel Appl	Hardwood Floor	Modern Kitchen
4	Office	Main	5.48	x 2.3	Hardwood Floor	Window	2 Pc Bath
5	Prim Bdrm	2nd	15.75	x 14.07	Bay Window	West View	Closet
6	2nd Br	2nd	11.32	x 11.48	Hardwood Floor	W/I Closet	Picture Window
7	3rd Br	2nd	14.17	x 7.84	O/Looks Backyard	Picture Window	Closet
8	Rec	Lower	21.49	x 12.24	Above Grade Window	Vinyl Floor	Open Concept
9	Kitchen	Lower	11.32	x 7.74	Open Concept	Above Grade Window	Breakfast Bar
10	Laundry	Lower	11.75	x 6.33	B/I Shelves	Ceramic Floor	Walk-Up

Client Remks: DONT THINK TWICE THIS DETACHED IS TOO NICE! This one's got it all and more, you'll stand in awe and explore. Solid brick, detached and neat, with a detached garage and an in-law suite. Steps from Bloor and Dovercourt too, this perfect spot is waiting for you. Bright and open with ceilings so high, and bay windows that catch the eye. A back entrance, laundry, fireplace, and more. Main floor powder room and office space to adore. Three big bedrooms up the stairs, The primary's huge just waiting for you to sleep in there! A separate suite below, complete and neat, Perfect for in-laws or a rental retreat. Close to transit, parks, and play, This one is a winner don't delay!

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


59 Shanly St
Toronto Ontario M6H 1S4
Sold: \$1,825,000
List: \$1,999,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,124.28/2024**For:** Sale**% Dif:** 91**Sold Date:** 06/13/2025**SPIS:** N**Last Status:** SLD**DOM:** 44

Detached

Fronting On: S**Rms:** 7 + 4**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 132 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x4xUpper, 1x4xBsmt

Dir/Cross St: Bloor/Dufferin and Bloor/Ossington**MLS#:** W12112204**PIN#:** 212920467

Kitchens:	1 + 1	Exterior:	Brick / Concrete	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	2024 POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.33	x 12.3	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	23.33	x 10.27	Combined W/Living	Hardwood Floor	Large Window
3	Kitchen	Main	12.99	x 10.47	W/O To Yard	Combined W/Family	Sliding Doors
4	Family	Main	12.99	x 8.66	Fireplace	Combined W/Kitchen	W/O To Yard
5	Prim Bdrm	2nd	19.03	x 13.48	4 Pc Ensuite	W/O To Balcony	Hardwood Floor
6	2nd Br	2nd	13.09	x 9.22	Double Closet	Hardwood Floor	Window
7	3rd Br	2nd	16.8	x 9.45	Double Closet	Hardwood Floor	Window
8	Laundry	2nd	0	0			
9	Kitchen	Bsmt	7.94	x 6.43	Combined W/Living	Window	W/O To Yard
10	Br	Bsmt	9.97	x 11.88	Window	Double Closet	
11	Living	Bsmt	15.62	x 10.86	Open Concept	Combined W/Kitchen	W/O To Yard
12	Laundry	Bsmt	0	0			

Client Remks: Location..Location Location. Discover charm and endless opportunities here at 59 Shanly Street. A perfect blend of character and modern convenience in one of Toronto's most desirable areas in a high-demand friendly neighbourhood. You will find everything here at your doorsteps, just minutes from bloor subway, ttc, bus stops and major transit lines, schools, parks, Dufferin Mall, banks, restaurants, boutiques, doctors, bakeries, and all other amenities plus so much more for your convenience. This prestigious and meticulously maintained home that blends style and charm with its abundance of natural light offers on the main floor open concept from a bright and inviting formal living and dining area, kitchen and family area that create an inviting space for gatherings with family and friends with a walk out sliding doors to a sitting area and a private landscaped backyard and deck ideal for BBs and relaxation. Main also features a 1x2 pc powder room. Upper floor features a 3 bedroom and a 2 full bathroom. Including a spacious Primary bedroom with a 1x4 pc bathroom ensuite with walk out to front balcony, either is for you to read a book or simply enjoying the fresh crisp mornings or late nights. The Lower level reveals a finish basement perfect rental extra income or extended family living. Includes a 1 bedroom, living room and kitchen with two private walk out either through yard or another entrance to front of the home with its private laundry area. PVC Windows, Hardwood floors, oak circular staircase, large entrance hallway, front and back entrance to high basement apartment, workshop shed built of concrete block-high efficiency furnace 5 years old, A/C 5 years old, knock down texture ceilings on main floor, smooth ceilings on upper floor. Located in the heart of Dovercourt-Wallace Emerson Junction friendly neighbourhood. You will not want to miss this one and the endless opportunities to live and play here! Thank you for showing!

Extras:**Listing Contracted With:** ROYAL LEPAGE IGNITE REALTY416-282-3333


879 Shaw St
Toronto Ontario M6G 3M3
Sold: \$1,963,000
List: \$1,599,900

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,388.93/2024**For:** Sale**% Dif:** 123**Sold Date:** 05/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: W**Rms:** 13**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

20 x 125 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Shaw St. & Barton Ave.**MLS#:** W12135164**PIN#:** 212670447

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Apartment / Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Park, Place		Farm/Agr:	
Assessment:	POTL:	Of Worship, Public Transit, Rec Centre,		Oth Struct:	Shed
POTL Mo Fee:		School		Spec Desig:	Other
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Fireplace	Combined W/Dining	Large Window
2	Dining	Main	0	0	Open Concept	Combined W/Kitchen	Large Window
3	Kitchen	Main	0	0	Backsplash	Stainless Steel Appl	Combined W/Family
4	Family	Main	0	0	W/O To Yard	B/I Shelves	Combined W/Kitchen
5	Bathroom	Main	0	0	2 Pc Bath	Tile Floor	
6	Prim Bdrm	2nd	0	0	Closet	W/O To Balcony	
7	2nd Br	2nd	0	0	Closet	Window	
8	3rd Br	2nd	0	0	Large Window	Large Closet	
9	Bathroom	2nd	0	0	4 Pc Bath	B/I Vanity	Window
10	Living	Bsmt	0	0	Window		
11	Kitchen	Bsmt	0	0	Stainless Steel Appl	Breakfast Bar	Backsplash
12	Br	Bsmt	0	0	Closet	Window	
13	Bathroom	Bsmt	0	0	3 Pc Bath	B/I Vanity	Combined W/Laundry

Client Remks: Charming Detached Home in the Heart of Bickford Park. Welcome to 879 Shaw St a rare fully detached two-storey home offering the perfect blend of modern upgrades, income potential, and unbeatable location. Featuring a beautifully maintained main floor with Samsung appliances (2018), custom quartz countertops, and built-in shelving around an antique fireplace, this home is move-in ready. Enjoy west-facing sunlight on the cedar front porch from early spring to late fall. The legal basement apartment was professionally underpinned and waterproofed by Draincom (2010) and features resilient soundproofing, custom finishes, a fire escape window, and eat-in kitchen ideal for rental income or multigenerational living. Key mechanicals include an oversized water heater, a powerful new 2.5-ton Lennox A/C (2024), and a high efficiency furnace. Upstairs, the back bedroom opens to a balcony with spectacular downtown skyline views and easy potential for a 3-piece ensuite. Outside, find a paved laneway parking pad (2022) with 2 large spots, water access, and a dedicated circuit ready for EV charging. The backyard connects directly to a brand-new elementary school (opening Sept 2025), with laneway access to Fiesta Farms, Christie Pits, and four schools all without crossing a main street. Walk to both Christie and Ossington subway stations in minutes. A truly unique home with thoughtful upgrades in a vibrant, family-friendly neighbourhood.

Extras:**Listing Contracted With:** RARE REAL ESTATE416-233-2071


53 Essex St
Toronto Ontario M6G 1T4

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,863.03/2024**For:** Sale**Sold:** \$2,040,000**List:** \$2,099,000**Sold Date:** 02/15/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: S**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 6

3-Storey

18.81 x 168.64 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x4x2nd, 1x4x3rd

Dir/Cross St: Essex St & Christie St**MLS#:** W11949042**PIN#:** 212670393

Kitchens:	2	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Unfinished / Walk-Up	Gar/Gar Spcs:	Detached / 4	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fenced Yard, Park, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.6	x 11.52	Tile Floor	Stainless Steel Appl	Window
2	Living	Main	10.53	x 12.43	Tile Floor	Pot Lights	Window
3	Br	Main	10.7	x 10.01	Hardwood Floor	Closet	Window
4	2nd Br	Main	9.12	x 11.45	Hardwood Floor	Closet	Balcony
5	3rd Br	2nd	12.24	x 7.97	Hardwood Floor	Closet	Balcony
6	4th Br	2nd	9.06	x 13.78	Hardwood Floor	Closet	Balcony
7	Kitchen	2nd	14.5	x 11.48	Tile Floor	Pot Lights	Window
8	Dining	2nd	14.5	x 11.02	Tile Floor	Pot Lights	Window
9	5th Br	3rd	9.09	x 10.96	Hardwood Floor	Closet	Balcony
10	Br	3rd	12.2	x 11.06	Hardwood Floor	Closet	Window
11	Den	3rd	7.15	x 12.63	Tile Floor	Window	

Client Remks: Welcome to 53 Essex St. 3 Storey beautifully maintained detached home, Approx. 2500 sqft of finished living space situated on a premium 18' x 168' lot. Great location with close proximity to public transit, schools, shopping, restaurants, 5 Min walk to Christie Pits Park. Home Layout offers multiple Rental Options, renovate or build with possible laneway house. This property offers tons of options making the possibilities endless. 6 Bedrooms, 3 Bathrooms, 2 kitchens with solid oak cabinets, 9Ft ceilings on main floor, 2 laundry, rough-in bath and kitchen in basement with walk up and direct access to large backyard and detached garage that can hold up to 4 vehicles. Solid Oak hardwood floors and tile flooring throughout. Balconies on both 2nd & 3rd floor overlooking the Front yard and rear yard with picturesque views of the city. This home and property are a must see.

Extras:**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-832-6656


28 Melville Ave
Toronto Ontario M6G 1Y2
Sold: \$2,365,000
List: \$2,489,900

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,786.69/2024**For:** Sale**% Dif:** 95**Sold Date:** 06/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 32

Detached

Fronting On: N**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

20 x 112 Feet

Washrooms: 5**Irreg:**1x2xMain, 2x4x2nd, 1x3x3rd,
1x4xLower**Dir/Cross St:** Shaw St & Dupont**MLS#:** W12125277**PIN#:** 212660362

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fireplace/Stove, Library,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit, Rec		Oth Struct:	
POTL Mo Fee:		Centre, School		Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.6	x 5.25	B/I Closet	2 Pc Bath	
2	Living	Main	26.74	x 12.01	South View	Fireplace	Combined W/Dining
3	Dining	Main	26.74	x 12.01	O/Looks Living	Open Concept	Combined W/Living
4	Kitchen	Main	19.65	x 12.07	Modern Kitchen	W/O To Deck	Centre Island
5	Prim Bdrm	2nd	12.93	x 12.07	Double Closet	O/Looks Garden	4 Pc Ensuite
6	2nd Br	2nd	9.51	x 9.32	Closet	Window	4 Pc Bath
7	3rd Br	2nd	15.32	x 9.09	South View	Large Closet	
8	Family	3rd	15.16	x 12.76	Skylight	W/O To Deck	Fireplace
9	4th Br	3rd	15.26	x 11.25	South View	Double Closet	3 Pc Ensuite
10	Living	Lower	15.09	x 10.6	Large Window	Closet	
11	Kitchen	Lower	15.75	x 8.66	Eat-In Kitchen	Combined W/Dining	Combined W/Laundry
12	Br	Lower	11.58	x 9.51	Window	Closet	4 Pc Bath
13	Laundry	Lower	4.99	x 4.27	B/I Appliances		
14	Laundry	2nd	3.67	x 2.43	B/I Appliances		

Client Remks: Your ideal family home with 4+1 bedrooms is here! Boasting exquisite design and a luxe third-floor family room retreat with skylight and walkout to an expansive sky deck offering sweeping treetop views. Discover elevated living in this bespoke detached residence, while enjoying \$2,000+ per month in income from a fully legal basement suite - a completely separate and private unit that ensures a seamless, worry-free revenue stream. Step up to this spectacular family residence featuring nearly 10-foot ceilings, refined living and dining spaces, and a chefs kitchen masterpiece with premium appliances, full-height custom cabinetry, elegant stone counters, and a large center island with dramatic waterfall edge and bistro seating for four. Other highlights include stylish built-in storage, a chic powder room, and wide-plank engineered oak hardwood in a timeless herringbone pattern. Walk out with ease to the deck and garden perfect for hosting and weekend BBQs! The third-floor offers versatility, featuring a sunlit family room with walkout and a fourth bedroom with ensuite that can easily convert into a luxurious primary suite. On the second level, enjoy a serene primary bedroom with full-height double closets and a spa-inspired ensuite featuring double sinks and heated floors. Two more queen-sized bedrooms, a well-appointed 4-piece hall bath, and a convenient laundry room round out this floor. With over 2,000 sq. ft. of polished living space above grade, experience effortless comfort and elegance. The legal basement suite with private side entrance provides reliable income potential to offset your investment. Finally, a double-car garage at the rear completes this one-of-a-kind property with the perfect finishing touch.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121



740 Crawford St
Toronto Ontario M6G 3K3

Sold: \$2,375,000
List: \$2,399,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,489.08/2024

For: Sale

% Dif: 99

Sold Date: 04/13/2025

SPIS: N

Last Status: SLD

DOM: 10

Detached

Fronting On: W

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 3 + 2

2 1/2 Storey

20 x 125 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xLower

Dir/Cross St: Bloor / Christie

MLS#: W12059971

PIN#: 212680285

Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 13.32	Bay Window	Fireplace	Hardwood Floor
2	Dining	Main	12.24	x 10.76	Combined W/Living	B/I Shelves	Built-In Speakers
3	Kitchen	Main	12.76	x 10.99	Centre Island	Combined W/Family	Stainless Steel Appl
4	Family	Main	8.99	x 15.26	Window Flr to Ceil	W/O To Yard	Hardwood Floor
5	Prim Bdrm	2nd	10.99	x 15.26	3 Pc Ensuite	Large Window	B/I Closet
6	3rd Br	2nd	11.52	x 16.01	Window	Double Closet	Hardwood Floor
7	2nd Br	2nd	10.01	x 9.74	Bay Window	Hardwood Floor	Closet
8	Loft	3rd	18.01	x 16.01	Skylight	Window	Hardwood Floor
9	Rec	Lower	27.26	x 14.34	Window	Pot Lights	Hardwood Floor
10	Br	Lower	10.6	x 7.68	Window	B/I Shelves	Hardwood Floor

Client Remks: Welcome to this stunning detached 2.5-storey home in the heart of Christie Pits, one of Toronto's most vibrant & sought-after neighbourhoods! This exceptional residence has been completely renovated from top to bottom by a builder for his own family, ensuring top-tier craftsmanship, custom-work & thoughtful design throughout. Step inside to the open-concept spacious living room & dining room featuring hardwood floors, a bay window, an integrated speaker system, a cozy fireplace, & custom built-in cabinetry. The gourmet kitchen is a chefs dream, overlooking a sunlit family rm w/floor-to-ceiling windows, skylights overhead & a walk-out to a beautiful backyard. A convenient main floor powder rm adds to the home's functionality. Storage is seamlessly integrated throughout the home, ensuring every space is as practical as it is beautiful. On the second level, you'll find a gorgeous primary suite w/an ensuite bathroom & built-in closets. Two additional spacious bedrooms offer natural light & ample closet space. A versatile bonus loft provides the perfect spot for a den, home office or playroom. Completing this floor is another beautifully finished 4-pc bathroom, ensuring convenience & comfort for the entire family. The fully finished basement expands your living space further, featuring a large rec room, beautiful laundry rm, additional bedroom, & a 3-pc bathroom - perfect for guests, or a nanny suite. The beautifully landscaped backyard is ideal for outdoor entertaining. rare two-car garage w/laneway parking is a coveted feature in this prime location. As you step out your front door, you are greeted by breathtaking views of Christie Pits Park, one of the city's premier green spaces. The lush, tree-lined park provides a stunning backdrop year-round, making this location truly special. Just steps from all that Bloor & Christie have to offer- don't miss this opportunity to own a truly special home in a prime Toronto location! Bonus: Palmerston French immersion catchment

Extras:

Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


86 Salem Ave
Toronto Ontario M6H 3C1

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$8,612.08/2024**For:** Sale**Sold:** \$2,650,000**List:** \$2,799,000**Sold Date:** 02/25/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: W**Rms:** 9 + 2**Link:** N**Acreage:** < .50**Bedrooms:** 4

2-Storey

25 x 130 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x3x2nd,
1x4xBsmt**Dir/Cross St:** Dufferin/Dovercourt & Bloor St W**MLS#:** W11978249**PIN#:** 212920347**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

N

Basement:

Part Fin

Fireplace/Stv:

N

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

100+

Apx Sqft:

2000-2500

Assessment:**POTL:**

N

POTL Mo Fee:**Laundry lev:**

Upper

Exterior:

Brick / Stucco/Plaster

Drive:

Private

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

2

Tot Prk Spcs:

2

UFFI:**Pool:**

None

Prop Feat:Arts Centre, Hospital, Park, Place Of
Worship, Public Transit, School**Zoning:****Cable TV:****Gas:****Water:****Water Supply:****Sewer:****Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:****Hydro:****Phone:**

Municipal

Sewers

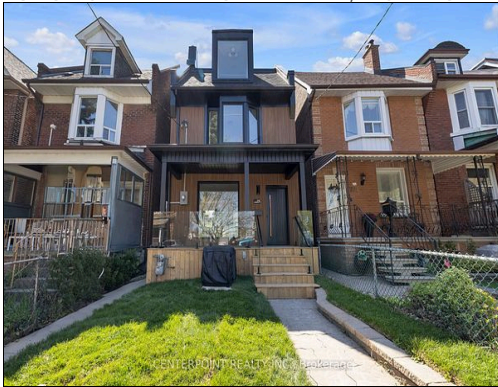
Shed

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.79	x 4	Tile Floor	B/I Closet	
2	Living	Main	28.08	x 12.2	Hardwood Floor	Bay Window	O/Looks Frontyard
3	Dining	Main	13.81	x 9.42	Hardwood Floor	Combined W/Kitchen	B/I Shelves
4	Kitchen	Main	19.09	x 9.42	Hardwood Floor	Modern Kitchen	Open Concept
5	Breakfast	Main	9.74	x 9.81	Hardwood Floor	Combined W/Kitchen	W/O To Deck
6	Prim Bdrm	2nd	11.61	x 15.49	Hardwood Floor	B/I Closet	3 Pc Ensuite
7	2nd Br	2nd	9.74	x 9.09	Hardwood Floor	B/I Closet	Casement Windows
8	3rd Br	2nd	12.11	x 9.42	Hardwood Floor	Closet	Casement Windows
9	4th Br	2nd	14.6	x 9.42	Hardwood Floor	B/I Closet	Casement Windows
10	Rec	Bsmt	19.69	x 18.5	Laminate	4 Pc Bath	
11	Utility	Bsmt	24.51	x 15.19	Concrete Floor		

Client Remks: When our clients first stepped through the front door in 2002, they didn't see a dream home - they saw a blank canvas. So they got to work, putting care into every space, every corner, and every detail to make it their own. What began as a project became a home. Over the years, that home became the backdrop to a life well lived. It adapted, expanded and embraced each chapter - offering space for a renter upstairs in the early years, then growing alongside their family as their needs changed. At 86 Salem Ave, life unfolded in ways big and small. A child's first steps and gentle falls. Sleepovers filled with laughter, quiet movie nights with freshly popped popcorn. And at the heart of it all - the kitchen. Designed for comfort and connection, just as perfect for slow Sunday breakfasts as it was for milestone celebrations that filled the house with friends, family. Whether it was an intimate dinner or a gathering that stretched long into the night, the kitchen always rose to the occasion. Mornings here will likely begin by the bay window, coffee in hand, as the neighbourhood stirs to life. On those magical days when you're up with the rising sun, you'll feel its warmth spilling through the glass igniting the day ahead. 86 Salem isn't just a house - it's a space that evolves with you. A place where each day adds another brushstroke to the life you're creating. Whether its quiet solitude or the joyful chaos of a full house, this home is ready to shape your story and hold the ones still waiting to be written. A home is more than walls and a roof - it's the rhythm of the streets, the neighbours who wave hello, the daily rituals that make a place your own. It's coffee from The Common, a quick subway ride to endless possibilities, the unspoken energy of a community that feels like home the moment you arrive. And this is where you don't just live - you belong.

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



782 Crawford St
Toronto Ontario M6G 3K3

Sold: \$2,650,000
List: \$2,750,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,442.87/2024

For: Sale

% Dif: 96

Sold Date: 01/15/2025

SPIS: N

Last Status: SLD

DOM: 12

Detached

Fronting On: W

Rms: 9 + 3

Link: N

Acreage:

Bedrooms: 4 + 1

3-Storey

20 x 125 Feet

Washrooms: 5

Irreg:

1x4xMain, 2x4x2nd, 1x5x3rd,
1x4xBsmt

Dir/Cross St: Bloor/Christie

MLS#: W11906107

PIN#: 212680306

Kitchens:	1 + 1	Exterior:	Alum Siding / Brick	Zoning:	Residential
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.02	x 11.09	Large Window	Laminate	
2	Kitchen	Main	12.11	x 11.02	Window	W/O To Garden	Closet
3	Living	2nd	16.08	x 11.02	Large Window	Hardwood Floor	Closet
4	2nd Br	2nd	10.1	x 11.06	Window	Hardwood Floor	Closet
5	3rd Br	2nd	10.04	x 11.02	Window	W/O To Deck	Ceramic Floor
6	4th Br	3rd	8.07	x 16.08	Large Window	Hardwood Floor	Closet
7	Rec	Bsmt	12.11	x 10.04	Window	Laminate	Window
8	5th Br	Bsmt	14.04	x 15.03	Window	Laminate	Window
9	Kitchen	Bsmt	9.09	x 10.04	W/O To Yard	Ceramic Floor	Window

Client Remks: Stunning 3 Story Edwardian Century Home. Renovation To The Studs. Underpinned Basement w/8' Ceiling Height. 4 Bdrms & 5 Wshrms. 2 Car Garage Spcs At Back. Open Concept Layout w/ Tons Of Natural Lights. Overlooking Christie Pits Park. Superior Construction And Luxury Materials Including Exquisite Millwork, Waterfall Island And Backsplash. Walk To Subway Stn. Short Distance To Shops, Restaurants On Bloor.

Extras: New Windows. New Roof. New A/C. New Furnace. Spray Foam Insulation On All Exterior Wall and Roof. Individual Water Shutoff On Each Floor.

Listing Contracted With: CENTERPOINT REALTY INC. 905-208-8188