
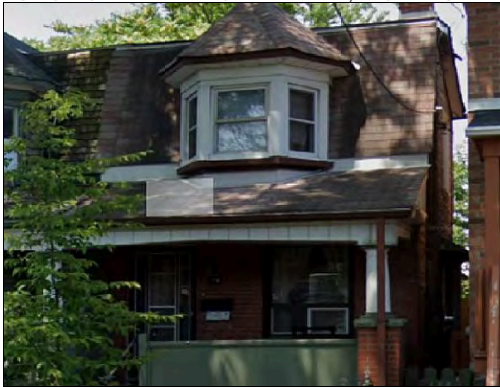


|  | 39 Carling Ave Toronto Ontario M6G 3S1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$272/2024 Sold Date: 04/21/2025 SPIS: N Last Status: SLD DOM: 32 | | | Sold: \$245,000 List: \$200,000 % Dif: 123 | | | | | | | |
|--|---|---|--|--|--|---|------|-------|-------------|------------|-------------|
| | Vacant Land Link: | | Fronting On: E Acreage: Addition 31.75 x 18.83 Feet Irreg: | | Rms: Bedrooms: 0 Washrooms: 0 | | | | | | |
| | Dir/Cross St: Bloor & Ossington | | | | | | | | | | |
| | | | | | | | | | | | |
| MLS#: W12033498 | | | PIN#: 212680003 | | | | | | | | |
| Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: < 700 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: | | Exterior: Drive: Gar/Gar Spcs: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Prop Feat: | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: A Hydro: A Phone: None None None None Unknown | | | | | | | |
| Waterfront: None | | | | | | | | | | | |
| <table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table> | | | | | | # | Room | Level | Length (ft) | Width (ft) | Description |
| # | Room | Level | Length (ft) | Width (ft) | Description | | | | | | |
| Client Remks: Land with Redevelopment Potential. 3 Parking Spaces. Excellent location steps to Bloor Street & Ossington Subway. | | | | | | | | | | | |
| Extras: | | | | | | | | | | | |
| Listing Contracted With: CRESCENT REAL ESTATE INC.416-889-0777 | | | | | | | | | | | |



| | | |
|---|---------------------|-------------------|
| 178 Yarmouth Rd | | Sold: \$916,000 |
| Toronto Ontario M6G 1X4 | | List: \$939,000 |
| Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto | | |
| Taxes: \$4,856.81/2024 | For: Sale | % Dif: 98 |
| Sold Date: 01/16/2025 | | |
| SPIS: N | Last Status: SLD | DOM: 66 |
| Semi-Detached | Fronting On: N | Rms: 7 |
| Link: | Acreage: | Bedrooms: 3 + 1 |
| 2-Storey | 14.56 x 101.18 Feet | Washrooms: 2 |
| | Irreg: | 1x3x2nd, 1x3xBsmt |
| Dir/Cross St: Ossington & Dupont | | |

| | |
|------------------------|------------------------|
| MLS#: W10417692 | PIN#: 212660139 |
|------------------------|------------------------|

| | | | |
|---------------------------------|--|----------------------------|-------------------------|
| Kitchens: 1 | Exterior: Brick Front | Zoning: | |
| Fam Rm: N | Drive: None | Cable TV: | |
| Basement: Part Bsmt | Gar/Gar Spcs: None / 0 | Gas: | Hydro: |
| Fireplace/Stv: N | Drive Park Spcs: 0 | Water: | Phone: Municipal |
| Heat: Forced Air / Gas | Tot Prk Spcs: 0 | Water Supply: | |
| A/C: Central Air | UFFI: | Sewer: Sewers | |
| Central Vac: N | Pool: None | Waterfront: | |
| Apx Age: | Prop Feat: Park, Public Transit | 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 | Living | Main | 10.5 | x 7.22 | Hardwood Floor | Window |
| 2 | Dining | Main | 10.83 | x 9.68 | Hardwood Floor | Window |
| 3 | Kitchen | Main | 12.24 | x 9.84 | Ceramic Floor | Window |
| 4 | Other | Main | 10.01 | x 9.28 | W/O To Yard | Window |
| 5 | Prim Bdrm | 2nd | 12.8 | x 9.51 | Bay Window | Closet |
| 6 | Br | 2nd | 9.12 | x 6.89 | Laminate | Window |
| 7 | Br | 2nd | 11.09 | x 9.02 | Linoleum | Window |
| 8 | Utility | Bsmt | 18.86 | x 12.6 | Concrete Floor | |

Client Remks: Reduced! Reduced! Opportunity knocking! Needs T.L.C., cute & cozy home with hidden upgrades: ceiling spotlight, knob n tube removed, copper plumbing, some new ceiling, and drywalls, walk to schools, shopping, and Ossington station. Turned it into a 2 units mortgage helper. A 2nd kitchen's plumbing was installed behind the wall of master bedroom.

Extras: All Elfs, All Window Coverings, Existing Appliances As-Is: Fridge, Stove, Microwave, Range Hood, Washer & Dryer. Ungraded electrical wiring 100 Amp. 1992 survey.

Listing Contracted With: TRADEWORLD REALTY INC416-491-3228


44 Carling Ave
Toronto Ontario M6G 3S1

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,501/2024**For:** Sale**Sold: \$950,000****List: \$950,000****% Dif:** 100**Sold Date:** 04/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 27

Semi-Detached

Fronting On: W**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

2-Storey

19.17 x 93.5 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor & Ossington**MLS#:** W12033494**PIN#:** 212680005

| | | | | | |
|-----------------------|-------------------|-------------------------|------------------------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | Y | Drive: | | Cable TV: | |
| Basement: | Part Fin | Gar/Gar Spcs: | None / 0 | Gas: | Hydro: |
| Fireplace/Stv: | Y | Drive Park Spcs: | 0 | Water: | Phone: |
| Heat: | Radiant / Gas | Tot Prk Spcs: | 0 | Water Supply: | Municipal |
| A/C: | Wall Unit | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | Family Room, Fireplace/Stove | Retirement: | |
| Apx Sqft: | 700-1100 | | | 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 | 15.09 | x 10.33 | Fireplace |
| 2 | Dining | Main | 14.76 | x 8.63 | Hardwood Floor |
| 3 | Family | Main | 14.11 | x 8.92 | W/O To Yard |
| 4 | Kitchen | Main | 12.14 | x 7.55 | Tile Floor |
| 5 | Prim Bdrm | 2nd | 13.12 | x 10.5 | Hardwood Floor |
| 6 | 2nd Br | 2nd | 14.01 | x 8.37 | Hardwood Floor |
| 7 | 3rd Br | 2nd | 10.5 | x 8.01 | Hardwood Floor |

Client Remks: Great location steps to Bloor Street and Ossington Subway. Excellent opportunity for Renovators, Investors and End Users to customize and create the perfect home. Included in sale is Laneway Lot (50 Carling Rear) subject to right-of-way and accessible from backyard pathway. Option to include Lot across street 39 Carling (W12033498) with 3 parking spaces and redevelopment potential. See Parcels Map Attachment. Property & Contents Being Sold in "as is and where is" condition.

Extras:**Listing Contracted With:** CRESCENT REAL ESTATE INC. 416-889-0777


**57A Melville Ave
Toronto Ontario M6G 1Y3**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,508/2025**For:** Sale**Sold:** \$950,500**List:** \$899,999**% Dif:** 106**Sold Date:** 06/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 12

Semi-Detached

Fronting On: S**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

16.43 x 116 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Dupont and Ossington Ave**MLS#:** W12171049**PIN#:** 212660553

| | | | | | |
|-----------------------|-------------------------|-------------------------|-----------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | | Cable TV: | |
| Basement: | Finished / Sep Entrance | Gar/Gar Spcs: | Detached / 1 | Gas: | Hydro: |
| Fireplace/Stv: | Y | Drive Park Spcs: | 0 | Water: | Phone: |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | Municipal |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | Fireplace/Stove | Retirement: | |
| Apx Sqft: | 1100-1500 | | | 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 | 8.75 | x 12.17 | Fireplace | Large Window | Combined W/Dining |
| 2 | Dining | Main | 9.75 | x 13.42 | Large Window | Combined W/Living | |
| 3 | Kitchen | Main | 11.75 | x 8.42 | W/O To Patio | B/I Dishwasher | |
| 4 | Prim Bdrm | 2nd | 12.58 | x 9.75 | Large Window | Closet | |
| 5 | 2nd Br | 2nd | 7.25 | x 11.67 | Window | Closet | |
| 6 | 3rd Br | 2nd | 7.25 | x 11 | Window | Closet | |
| 7 | Bathroom | 2nd | 5 | x 7 | 3 Pc Bath | | |
| 8 | Rec | Bsmt | 9.5 | x 14.42 | Open Concept | | |
| 9 | Kitchen | Bsmt | 10.5 | x 7.42 | | | |
| 10 | Bathroom | Bsmt | 3.75 | x 6.67 | 3 Pc Bath | | |
| 11 | Laundry | Bsmt | 12.08 | x 6.33 | | | |
| 12 | Foyer | Main | 3.17 | x 15.42 | | | |

Client Remks: First Time Ever on the Market, RARE OPPORTUNITY to get into DESIRABLE Neighborhood at affordable price, with this ideal semi detached home attached to corner lot with THREE SEPERATE Entrances and a Deep Lot with a Detached Garage, that qualifies for almost a 1000 Square Feet Laneway house. The Possibilities are endless, whether you are an investor looking for an easy Triplex layout for the main home, and a qualifying Laneway house suite. Or a family looking for a Home to Customize and Add Value over time! Large Front Yard for Curb Appeal, leads you to a covered front Foyer, to an spacious main floor with Family, Dinning and Kitchen with Rear Foyer. The Second Floor has a very large Primary Bedroom, a freshly renovated washroom, and two more bedrooms. The basement has a separate Rear Entrance with a very large recreational area, kitchenette, and 3 piece washroom. Backyard has stamp concrete that leads to detached Garage facing the laneway. A short walk away from Farm Boy, Loblaw's, Christie Station, Christie Pits Park and LCBO. Also enjoy Toronto's best Cafe's and restaurants along Bloor. Don't miss your chance to Live in one of Toronto's most sought after Communities!

Extras:**Listing Contracted With:** WELCOME HOME REALTY INC. 905-553-8500



| | | | |
|---|--|--|--|
| 415 Concord Ave Toronto Ontario M6H 2P9 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,463.14/2024 For: Sale % Dif: 95 Sold Date: 01/27/2025 SPIS: N Last Status: SLD DOM: 68 | | | Sold: \$1,000,000 List: \$1,050,000 |
| Semi-Detached Link: 2 1/2 Storey Dir/Cross St: Concord Ave and Hallam St | Fronting On: E Acreage: 14 x 124 Feet Irreg: | Rms: 9 Bedrooms: 3 Washrooms: 2 1x4xLower, 1x4x2nd | |

MLS#: W10432946 **PIN#:** 212830056

| | | | |
|---|--|--|--|
| Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 1 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 |
|---|--|--|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|-------------------|-----------------|-----------------|
| 1 | Foyer | Main | 3.61 | x 13.78 | Broadloom | Recessed Lights | |
| 2 | Living | Main | 10.5 | x 25.26 | Hardwood Floor | Fireplace | Window |
| 3 | Dining | Main | 10.5 | x 25.26 | Open Concept | Hardwood Floor | Recessed Lights |
| 4 | Kitchen | Main | 10.17 | x 15.75 | O/Looks Backyard | Eat-In Kitchen | Window |
| 5 | Living | 2nd | 13.12 | x 10.5 | Broadloom | Open Concept | Window |
| 6 | Dining | 2nd | 13.12 | x 10.5 | Combined W/Living | Open Concept | Window |
| 7 | Kitchen | 2nd | 6.89 | x 9.84 | W/O To Deck | Hardwood Floor | Recessed Lights |
| 8 | Br | 2nd | 13.12 | x 11.81 | Hardwood Floor | Window | |
| 9 | Loft | 3rd | 13.12 | x 11.48 | Window | Broadloom | Closet |

Client Remks: Endless possibilities await! This property is your opportunity to customize and create the perfect living or rental space. Step inside and imagine the possibilities! Discover this versatile 2.5-storey semi-detached home with 2 separate units, perfect for investors or multi-generational living. The main and basement unit features a cozy fireplace, a 4-piece bathroom, and access to the backyard, a blank canvas for your vision. The upper unit spans the top two floors, showcasing vaulted ceilings, an open-concept layout, a loft-style bedroom, and its own fireplace. Enjoy the private deck overlooking a charming backyard. Additional highlights include a single-car garage, a mix of carpet and hardwood flooring, and a welcoming neighbourhood. Nestled in the heart of Dovercourt Village, this home is steps from Bloor Streets shops, cafes, and restaurants. Its a short walk to Ossington or Dufferin subway stations, ensuring easy access to the city. Dovercourt Park, Christie Pits, and nearby schools make this a family-friendly location. Explore the trendy Geary Avenue arts and dining scene, all within a vibrant, community-focused neighbourhood.

Extras: This property appeals for those looking to invest in Toronto's future, those looking to renovate and flip, those looking to renovate and stay, or those looking for additional rental income while they pay down their mortgage.

Listing Contracted With: REVEL REALTY INC. 855-738-3547



61 Hallam St
Toronto Ontario M6H 1W5

Sold: \$1,050,000

List: \$1,050,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,002.53/2025

For: Sale

% Dif: 100

Sold Date: 06/11/2025

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: S

Rms: 9

Link:

Acreage:

Bedrooms: 4

2-Storey

25.17 x 54.5 Feet

Washrooms: 3

Irreg:

1x4xUpper, 1x3xMain, 1x5xLower

Dir/Cross St: Ossington And Bloor/Dupont

MLS#: W12213052

PIN#: 212830003

| | | | | | |
|-----------------------|------------------|-------------------------|--|----------------------|---------------|
| Kitchens: | 3 | Exterior: | Alum Siding / Brick | Zoning: | |
| Fam Rm: | Y | Drive: | None | Cable TV: | |
| Basement: | Finished | Gar/Gar Spcs: | None / 0 | Gas: | Hydro: |
| Fireplace/Stv: | N | Drive Park Spcs: | 0 | Water: | Phone: |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 0 | Water Supply: | Municipal |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | Family Room, Park, Public Transit, Rec | Retirement: | |
| Apx Sqft: | 2000-2500 | | Centre, School | Farm/Agr: | |
| Assessment: | POTL: | | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|---------|-------|-------------|------------|----------------|-------------------|--------------|
| 1 | Br | Main | 10.5 | x 8.86 | Hardwood Floor | Double Closet | Large Window |
| 2 | Living | Main | 11.15 | x 10.17 | Hardwood Floor | Combined W/Dining | |
| 3 | Dining | Main | 12.8 | x 10.17 | Hardwood Floor | Combined W/Living | |
| 4 | Den | Main | 6.23 | x 7.22 | Hardwood Floor | | |
| 5 | Kitchen | Main | 9.51 | x 10.17 | Ceramic Floor | Pantry | |
| 6 | Laundry | Main | 6.23 | x 5.58 | Ceramic Floor | | |
| 7 | Br | 2nd | 10.17 | x 11.15 | Hardwood Floor | Closet | |
| 8 | Br | 2nd | 9.51 | x 68.9 | Hardwood Floor | Closet | |
| 9 | Kitchen | 2nd | 12.8 | x 10.5 | Hardwood Floor | | |
| 10 | Living | Bsmt | 11.48 | x 12.14 | Ceramic Floor | Combined W/Rec | Wet Bar |
| 11 | Kitchen | Bsmt | 10.17 | x 12.47 | Ceramic Floor | | |
| 12 | Br | Bsmt | 8.2 | x 8.86 | Broadloom | | |

Client Remks: Attention Investors!!! Charming Semi-Detached House In The Heart Of Dovercourt Village! Steps From The Ossington Ttc Subway Station, Christie Pits Park, Dovercourt Park, 90 Walk-Score. Bloor Collegiate Institute (Grades 9-12) School Ranking Of 8.3/10.0! Fun Entertainment Area In Basement With Vintage Wet Bar. Renovated 2nd Floor. Potential For Multi-Unit Rental Income, Or An Excellent Starter Home!

Extras:

Listing Contracted With: ARCREALTY INC.416-221-8889



| | | |
|---|------------------|-------------------|
| 704 Gladstone Ave | | Sold: \$1,125,000 |
| Toronto Ontario M6H 3J4 | | List: \$999,000 |
| Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto | | |
| Taxes: \$5,643/2025 | For: Sale | % Dif: 113 |
| Sold Date: 04/30/2025 | | |
| SPIS: N | Last Status: SLD | DOM: 15 |
| Semi-Detached | Fronting On: W | Rms: 5 + 2 |
| Link: | Acreage: | Bedrooms: 2 + 1 |
| 2-Storey | 18.25 x 131 Feet | Washrooms: 2 |
| | Irreg: | 1x4x2nd, 1x3xBsmt |
| Dir/Cross St: Gladstone Ave and Hallam St | | |

| | |
|------------------------|------------------------|
| MLS#: W12083619 | PIN#: 212910127 |
|------------------------|------------------------|

| | | | | | |
|-----------------------|---------------------|--|--------------|----------------------|--------------------|
| Kitchens: | 1 + 1 | Exterior: | Brick | Zoning: | Hydro: |
| Fam Rm: | Y | Drive: | Lane | Cable TV: | |
| Basement: | Apartment / Fin W/O | Gar/Gar Spcs: | Detached / 2 | Gas: | Municipal |
| Fireplace/Stv: | N | Drive Park Spcs: | 2 | Water: | |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 2 | Water Supply: | Sewers |
| A/C: | Central Air | UFFI: | | Sewer: | |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | 100+ | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1100-1500 | Family Room, Grnbelt/Conserv, Library, | | | Farm/Agr: |
| Assessment: | POTL: | Place Of Worship, Public Transit, Rec | | | Oth Struct: |
| POTL Mo Fee: | | Centre, School | | | Spec Desig: |
| Laundry lev: | Lower | | | | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|--------------|-----------------------------|
| 1 | Living | Main | 11.48 | x 11.15 | Large Window | Hardwood Floor |
| 2 | Dining | Main | 10.17 | x 9.84 | Large Window | Tile Floor |
| 3 | Kitchen | Main | 12.47 | x 12.14 | Large Window | Tile Floor |
| 4 | Prim Bdrm | 2nd | 17.06 | x 17.72 | Large Window | Hardwood Floor Large Closet |
| 5 | 2nd Br | 3rd | 10.5 | x 15.09 | Large Window | Hardwood Floor Closet |
| 6 | Br | Bsmt | 11.81 | x 11.15 | Open Concept | Tile Floor Ensuite Bath |
| 7 | Kitchen | Bsmt | 8.86 | x 13.12 | Open Concept | Tile Floor Walk-Out |

Client Remks: Tucked on a quiet, tree-lined street in one of Toronto's most vibrant and connected neighbourhoods, 704 Gladstone Ave is full of charm, character, and opportunity. Whether you're a first-time buyer, an investor, or a growing family, this home offers flexibility, space, and the perfect chance to make it your own. Sitting on a generous 18.25 x 131 ft lot, this solid 2-bedroom home can be easily converted into a 3-bedroom with spacious bedrooms and a layout ready to be customized. The kitchen and interior are a blank canvas for you to design every detail to suit your taste and lifestyle. Detached 2-car garage at the back with a new door on it and in great condition. Behind the scenes, major upgrades have already been taken care of: a brand-new roof, repointed brick and redone foundation (2000s), a new motor in the furnace, a new washing machine, and a new gas stove giving you peace of mind and a head start on future updates. The walk-out basement apartment offers excellent income potential or flexible space for guests, family, or a home office, while the lush front yard and deep backyard create a private oasis for entertaining or relaxing. The owners have kept the home in pristine condition. The home is carpet free, comes with a new garage door and carbon monoxide detectors on all floors. Location-wise, it doesn't get better: walk to Dovercourt Park, the Dufferin Grove Market, and the vibrant energy of Geary Avenues cafes, restaurants, and breweries. You're just minutes from shops along Bloor and Dupont, steps to the TTC and Dufferin Station, and a short ride to downtown. 704 Gladstone Ave is more than a home it's a smart investment and a chance to shape your future in the heart of the city. Don't miss it.

Extras:
Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. 416-686-1500



1101 Dupont St
Toronto Ontario M6H 4J6
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,304/2024 **For:** Sale **% Dif:** 90
Sold Date: 04/08/2025
SPIS: N **Last Status:** SLD **DOM:** 47

Sold: \$1,130,000
List: \$1,249,000

Att/Row/Townhouse **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3 + 1
 3-Storey 52.51 x 23.88 Feet **Washrooms:** 3
Irreg: 1x4x3rd, 1x3x2nd, 1x2xBsmt
Dir/Cross St: Dupont Street and Dufferin Street

MLS#: W11982897

PIN#: 212900360

| | | | | | |
|-----------------------|------------------|-------------------------|---|----------------------|-----------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | Y | Drive: | Available | Cable TV: | A |
| Basement: | Finished / Full | Gar/Gar Spcs: | Built-In / 2 | Gas: | Y |
| 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: | Y | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Public Transit, School | Retirement: | |
| Apx Sqft: | 1500-2000 | | | 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 | 37.14 | x 57.15 | Open Concept | Open Stairs | Hardwood Floor |
| 2 | Kitchen | Main | 52.2 | x 57.15 | Open Concept | Walk-Out | Ceramic Floor |
| 3 | Prim Bdrm | 3rd | 118.73 | x 57.15 | Large Window | W/I Closet | 4 Pc Ensuite |
| 4 | 2nd Br | 2nd | 57.05 | x 57.15 | Large Window | 3 Pc Ensuite | |
| 5 | 3rd Br | 2nd | 57.05 | x 57.15 | Large Window | 3 Pc Ensuite | |
| 6 | 4th Br | Bsmt | 57.15 | x 66.54 | Ceramic Floor | 2 Pc Ensuite | Above Grade Window |
| 7 | Laundry | Bsmt | 32.81 | x 13.12 | Ceramic Floor | Above Grade Window | |

Client Remks: Semi-like Freehold Townhome in the sought-after Dovercourt-Emerson-Junction area. This model home proudly has only one owner who bought the house directly from the reputable developer and upkeep this beautiful home for many years. This townhome is an end-unit with more than 2,000 Sq.Ft of living space, featuring a modern, open-concept design with a sleek kitchen, spacious bedrooms, and a top-floor retreat complete with a private ensuite and rooftop patio. The bright main floor boasts elegant crown moulding, a cozy fire place, and large windows filling the space with natural light. With a built-in double garage, direct indoor access, a sunlit backyard patio, and no maintenance fees, this home combines comfort and convenience. Close to TTC, schools, parks, and vibrant Bloor Street, it is the perfect spot to enjoy sophisticated urban living!

Extras:

Listing Contracted With: IPRO REALTY LTD.416-604-0006



831 Dupont St
Toronto Ontario M6G 1Z7
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$4,763.82/2024 **For:** Sale **% Dif:** 108
Sold Date: 03/07/2025
SPIS: N **Last Status:** SLD **DOM:** 4
 Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18.18 x 108 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
 18.18ft x 108.00ft x 18.36ft
 x 107.97ft
Dir/Cross St: Ossington Ave & Dupont St

MLS#: W11997673**PIN#:** 212660098

| | | | | | |
|-----------------------|------------------|-------------------------|---------------------------------------|----------------------|---------------|
| Kitchens: | 2 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | None | Cable TV: | Hydro: |
| Basement: | Fin W/O | Gar/Gar Spcs: | None / 0 | Gas: | Phone: |
| Fireplace/Stv: | N | 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: | |
| Apx Age: | | Prop Feat: | Library, Park, Public Transit, School | Retirement: | |
| Apx Sqft: | | | | Farm/Agr: | |
| Assessment: | POTL: | | | Oth Struct: | Shed |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | Lower | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|--------------------|----------------|------------|
| 1 | Living | Ground | 12.14 | x 13.45 | Combined W/Dining | Hardwood Floor | Window |
| 2 | Dining | Ground | 12.8 | x 9.84 | Combined W/Kitchen | Hardwood Floor | Window |
| 3 | Office | Ground | 8.2 | x 9.84 | Closet | Window | |
| 4 | Prim Bdrm | 2nd | 12.8 | x 14.44 | Hardwood Floor | Window | B/I Closet |
| 5 | 2nd Br | 2nd | 9.84 | x 11.15 | Hardwood Floor | Window | Closet |
| 6 | 3rd Br | 2nd | 7.55 | x 12.14 | Hardwood Floor | Window | South View |
| 7 | Living | Bsmt | 11.81 | x 78.41 | Laminate | Window | |
| 8 | Kitchen | Bsmt | 12.14 | x 10.83 | Laminate | Window | |
| 9 | Br | Bsmt | 8.2 | x 8.86 | Laminate | Window | |
| 10 | Laundry | Bsmt | 12.47 | x 13.12 | | | |

Client Remks: This stylish and spacious semi-detached home in Dovercourt Village is city living at its best - without sacrificing space or comfort. With three bedrooms and two bathrooms, this property boasts a functional layout that makes it feel like home. The chef's kitchen is a dream for foodies and entertainers alike, featuring an industrial-sized fridge and freezer, a large wine fridge, and plenty of prep space. The primary bedroom is a show stopper with soaring cathedral ceilings and a cozy bay window, creating the perfect retreat. Need a home office? The built-in desk, ample storage, and backyard view make this space ideal for working from home. Outside, the fully paved and partially covered backyard is designed for hosting, complete with a custom 10+ seater dining table. Plus, there's a large shed for extra storage. The basement suite features a walkout, separate bedroom, full kitchen, and a four-piece bathroom. One of the biggest highlights? The incredible location. This home is conveniently located with easy access to TTC and is within walking distance to supermarkets, cafes, restaurants, and parks. You're also steps from the trendy Geary Strip, home to hotspots like General Public, Parallel, Paradise Grapevine, and North of Brooklyn. A perfect blend of city convenience, modern updates, and a warm, inviting layout - come see for yourself!

Extras:**Listing Contracted With:** BSPOKE REALTY INC. 416-274-2068


**164 Christie St
Toronto Ontario M6G 3B4**
Sold: \$1,220,000**List: \$998,000**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,035.64/2024**For:** Sale**% Dif:** 122**Sold Date:** 02/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 9 + 4**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

17.32 x 136.97 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Bloor & Christie**MLS#:** W11947595**PIN#:** 212670272

| | | | | | |
|-----------------------|------------------|-------------------------|----------------|----------------------|---------------|
| Kitchens: | 2 + 1 | Exterior: | Brick Front | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | |
| Basement: | Apartment | Gar/Gar Spcs: | Detached / 1.5 | 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: | | | | 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 | 10.01 | x 14.6 | Combined W/Dining | Open Concept | Window |
| 2 | Kitchen | Main | 10.99 | x 12.01 | Tile Floor | W/O To Yard | Open Concept |
| 3 | Br | Main | 10.01 | x 15.68 | East View | Closet | |
| 4 | Foyer | Main | 3.51 | x 10.24 | Tile Floor | Pot Lights | |
| 5 | Living | 2nd | 10.43 | x 15.49 | Open Concept | Pot Lights | Combined W/Kitchen |
| 6 | Kitchen | 2nd | 15.49 | x 10.43 | Combined W/Living | Window | Ceramic Back Splash |
| 7 | Br | 2nd | 14.01 | x 12.6 | Laminate | Double Closet | Large Window |
| 8 | Br | 2nd | 10.99 | x 7.74 | Laminate | West View | |
| 9 | Laundry | Bsmt | 6 | x 4.99 | Tile Floor | Sliding Doors | |
| 10 | Living | Bsmt | 13.25 | x 13.75 | Combined W/Kitchen | Open Concept | Pot Lights |
| 11 | Kitchen | Bsmt | 13.75 | x 13.25 | Window | Open Concept | Combined W/Living |
| 12 | Br | Bsmt | 13.16 | x 13.16 | Open Concept | Closet | Window |

Client Remks: Start the New Year right! This marvelously flexible and very affordable home with numerous updates throughout located just south of Fiesta Farms Grocery is perfect for your first home with additional income, for an investor or as a single family with a sensible self-contained basement rental unit. The home is turnkey with 3 rental units (2 are vacant) and a large detached garage with separate hydro meter. The east/west orientation of the lot provides an abundance of light. The proximity to Bloor street, Christie Park and the subway make this a perfect urban nest! A prime location for living, commuting and/or renting out. Close Proximity to Essex for access to Essex P.S. & Hawthorn Bilingual Elementary. Note: main floor photos when vacant

Extras:**Listing Contracted With:** FREEMAN REAL ESTATE LTD.416-535-3103


826 Ossington Ave
Toronto Ontario M6G 3V1

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,572.10/2024**For:** Sale**Sold:** \$1,237,900**List:** \$1,249,900**Sold Date:** 04/01/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 6**Att/Row/Twnhouse****Fronting On:** W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

17.52 x 124 Feet

Washrooms: 2**Irreg:**

2x4

Dir/Cross St: N. Of Bloor**MLS#:** W12043741**PIN#:** 212830150**Kitchens:** 1 + 1**Fam Rm:** N**Basement:** Finished**Fireplace/Stv:** N**Heat:** Forced Air / Gas**A/C:** Central Air**Central Vac:** N**Apx Age:****Apx Sqft:** 1100-1500**Assessment:** **POTL:****POTL Mo Fee:****Laundry lev:****Exterior:** Brick**Drive:** Lane**Gar/Gar Spcs:** Detached / 1**Drive Park Spcs:** 0**Tot Prk Spcs:** 1**UFFI:** No**Pool:** None**Prop Feat:****Zoning:****Cable TV:****Gas:****Water:****Water Supply:****Sewer:****Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:****Hydro:****Phone:**

Municipal

Sewers

Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1 | Living | Main | 9.94 | x 14.4 | |
| 2 | Dining | Main | 9.91 | x 11.12 | |
| 3 | Kitchen | Main | 12.11 | x 9.88 | |
| 4 | Prim Bdrm | 2nd | 13.48 | x 9.84 | |
| 5 | Br | 2nd | 12.11 | x 9.88 | |
| 6 | Br | 2nd | 9.84 | x 8.5 | |
| 7 | Kitchen | Bsmt | 12.11 | x 9.88 | |
| 8 | Rec | Bsmt | 13.52 | x 16.86 | |
| 9 | Dining | Bsmt | 7.94 | x 16.11 | |
| 10 | Other | Bsmt | 13.52 | x 4.23 | |

Client Remks: First it was Queen St W that was voted one of the coolest streets in the world, well now, according to Time Out, Ossington Ave was voted a similar accolade in 2022! 826 Ossington may not be at the epicenter, thankfully, but is in a quieter family orientated & residential neighbourhood that gets you close enough for those evenings you wish to paint the town red. How long of a walk to the Ossington Subway station do you think? 3 Minutes, yes we timed it! Want to pop out quickly for a stroll / dinner locally? There are a multitude of ethnically diverse restaurants, bistros, cafes, bars & smaller boutique stores on Bloor Street W. Consider an evening of culture at Paradise, the independent theater hosting avande-garde movies, live classical candlelight musical renditions of contemporary albums etc. Public library & parks, gyms, schools & recreational facilities all close by. Hopefully that whets your appetite for the neighbourhood? now lets talk about your next chapter in ownership, be it your next home or indeed as an investment property! This is not your typical home for the neighbourhood where most are approximately a century old. Conveniently set back to reduce traffic noise & only built in 1981, 826 Ossington portrays a solid as a rock vibe the moment you approach, (yes I did just reference the 80s & solid as a rock in one sentence, late millennials & Gen-Zs, youll just have to look that one up). Enter to a clean & bright, extremely well-kept home which has been in the family for over 20 years. Pride of ownership speaks to you as you tour the home. 3 ample size bedrooms, 2 Washrooms, 2 Kitchens give flexibility towards the next chapter you wish to write. Create a separate basement apartment easily due to bathroom & kitchen being located below grade & a side entrance for convenient access. Nice large back yard & single car garage which could be extended to house 2 cars. Furthermore there is precedence for laneway housing just down the street.

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



689 Dupont St
Toronto Ontario M6G 1Z5
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,386.12/2024 **For:** Sale **% Dif:** 100
Sold Date: 04/11/2025
SPIS: N **Last Status:** SLD **DOM:** 3
Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey **19 x 135 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Christie St & Dupont St

MLS#: W12069371**PIN#:** 212660389

| | | | | | |
|-----------------------|------------------|-------------------------|---------------------------------------|----------------------|---------------|
| Kitchens: | 1 + 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Fin W/O | Gar/Gar Spcs: | Detached / 2 | Gas: | Phone: |
| Fireplace/Stv: | N | 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: | Library, Park, Public Transit, School | Retirement: | |
| Apx Sqft: | 1100-1500 | | | Farm/Agr: | |
| Assessment: | POTL: | | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1 | Dining | Main | 9.51 | x 13.12 | Hardwood Floor | Window | Fireplace |
| 2 | Living | Main | 9.51 | x 13.12 | Hardwood Floor | Window | O/Looks Dining |
| 3 | Kitchen | Main | 14.76 | x 9.84 | Tile Floor | Stainless Steel Appl | Window |
| 4 | Prim Bdrm | 2nd | 14.44 | x 12.47 | Hardwood Floor | Window | Closet |
| 5 | 2nd Br | 2nd | 9.84 | x 11.81 | Parquet Floor | Window | Closet |
| 6 | 3rd Br | 2nd | 9.84 | x 12.14 | Parquet Floor | Window | Closet |
| 7 | Kitchen | Lower | 14.11 | x 8.2 | Tile Floor | Window | Breakfast Bar |
| 8 | Living | Lower | 14.11 | x 14.44 | Laminate | Open Concept | Window |

Client Remks: A home designed for real life - with space to grow and flexibility for the future. This 3-bedroom, 2-bathroom semi sits on a deep 135-foot lot and features a surprisingly private backyard with a mix of green space and patio - ideal for gardening, entertaining, or letting the dog out leash-free. Inside, the layout is both practical and spacious, with a large entry hallway, separate living and dining rooms, and generously sized bedrooms upstairs. The eat-in kitchen offers plenty of storage, stainless steel appliances, and a window overlooking the backyard. There's main floor laundry and a convenient walk-out to the yard. The finished basement adds even more value with a second kitchen, full bathroom, separate laundry, and its own walk-out - perfect for in-laws, guests, or rental income. A detached two-car garage provides secure parking and extra storage for bikes, strollers, or outdoor gear. Located just a short walk to Farm Boy, Loblaws, the LCBO, Christie Station, and some of Toronto's best restaurants and cafes along Geary Ave and Bloor St, this home offers comfortable living now-with room to add your personal touch over time. A smart step into freehold living in a neighbourhood that keeps getting better.

Extras:**Listing Contracted With:** BSPOKE REALTY INC. 416-274-2068



143 Westmoreland Ave
Toronto Ontario M6H 3A1

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,236.92/2024

For: Sale

Sold: \$1,273,000

List: \$1,025,000

% Dif: 124

Sold Date: 02/23/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: E

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 3

2-Storey

20.17 x 125 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x3xBsmt

Dir/Cross St: Dovercourt & Bloor

MLS#: W11979444

PIN#: 212830340


| | | | | | |
|-----------------------|------------------|-------------------------|-------------|----------------------|---------------|
| Kitchens: | 2 | Exterior: | Brick Front | Zoning: | |
| Fam Rm: | Y | Drive: | | Cable TV: | |
| Basement: | Sep Entrance | Gar/Gar Spcs: | None / 0 | Gas: | Hydro: |
| Fireplace/Stv: | N | Drive Park Spcs: | 2 | 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 | 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 | Kitchen | Main | 12.17 | x 15.72 | Tile Floor | Window |
| 2 | Dining | Main | 13.35 | x 11.65 | Parquet Floor | Window |
| 3 | Living | Main | 12.83 | x 12.96 | Parquet Floor | Window |
| 4 | 2nd Br | 2nd | 12.04 | x 11.55 | Parquet Floor | Window |
| 5 | Prim Bdrm | 2nd | 11.98 | x 17.22 | Parquet Floor | Window |
| 6 | Kitchen | 2nd | 9.84 | x 13.19 | Tile Floor | Window |
| 7 | Bathroom | 2nd | 9.28 | x 5.38 | Tile Floor | Window |
| 8 | Living | Bsmt | 18.08 | x 16.11 | Window | |
| 9 | Bathroom | Bsmt | 8.73 | x 6.23 | Window | |
| 10 | Laundry | Bsmt | 6.96 | x 7.25 | | |
| 11 | Den | Bsmt | 7.97 | x 11.88 | Walk-Out | |

Client Remks: Exceptional location facing amazing Dovercourt Park. Very large semi-detached home ready for the next loving family. Currently the third bedroom is a kitchen but can easily be converted back to a bedroom or kept for a multi family concept. Main floor has 9.5ft ceilings. Basement with separate entrance with very high ceilings. Very large lot size and perfect for future lane house opportunity. This is a rare opportunity to create your own dream home facing one of west Toronto's most amazing communities. Steps to top rated schools, day cares, community centers, subway and all shopping amenities.

Extras:

Listing Contracted With: [Royal LePage Security Real Estate](#) 416-654-1010



249 Bartlett Ave
Toronto Ontario M6H 3G3
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,286/2024 **For:** Sale **% Dif:** 116
Sold Date: 05/20/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Sold: \$1,275,000
List: \$1,099,900

Semi-Detached
Link: 2-Storey
Dir/Cross St: Dufferin and Hallam

Fronting On: E
Acreage: 17.56 x 138 Feet
Irreg:

Rms: 7 + 1
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x5x2nd, 1x3xBsmt

MLS#: W12144118

PIN#: 212900190

Kitchens: 1
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Park, Public Transit, Rec Centre, School

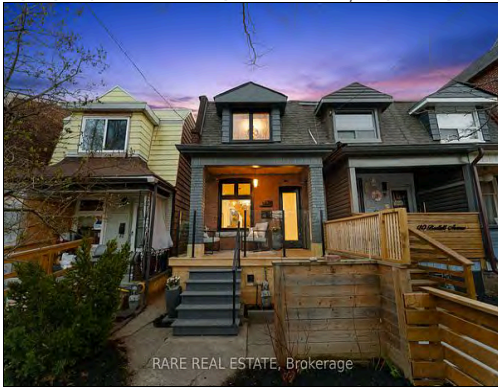
Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|---------------|-------------------|----------------|
| 1 | Kitchen | Main | 13.98 | x 13.09 | Ceramic Floor | Granite Counter | Eat-In Kitchen |
| 2 | Dining | Main | 12.89 | x 10.1 | Ceramic Floor | Combined W/Living | |
| 3 | Living | Main | 12.8 | x 8.69 | Ceramic Floor | Combined W/Dining | |
| 4 | Den | Main | 9.19 | x 4.07 | Ceramic Floor | W/O To Sunroom | W/O To Deck |
| 5 | Prim Bdrm | 2nd | 13.09 | x 12.8 | Parquet Floor | Closet | W/O To Balcony |
| 6 | 2nd Br | 2nd | 11.98 | x 8.99 | Parquet Floor | Closet | |
| 7 | 3rd Br | 2nd | 12.8 | x 6.5 | Parquet Floor | | |
| 8 | Rec | Bsmt | 36.78 | x 13.19 | Ceramic Floor | Walk-Out | |
| 9 | Cold/Cant | Bsmt | 11.09 | x 5.87 | | | |

Client Remks: Welcome to this beautifully maintained 3-bedroom, 3-bathroom Semi-detached home in the heart of Dovercourt Village! Perfectly situated steps from Dovercourt Park, Dovercourt Boys and Girls Club, top-rated schools (Dovercourt School right outside your door!), and minutes from Bloor subway line, 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



178 Bartlett Ave
Toronto Ontario M6H 3G1

Sold: \$1,300,000
List: \$1,199,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,164.39/2024

For: Sale

% Dif: 108

Sold Date: 04/29/2025

SPIS: N

Last Status: SLD

DOM: 9

Att/Row/Twnhouse

Fronting On: E

Rms: 8 + 4

Link:

Acreage: < .50

Bedrooms: 2 + 1

2-Storey

16.75 x 128 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x3xLower

Dir/Cross St: Bloor St/Dufferin St

MLS#: W12094110

PIN#: 212910204

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI: No
Pool: None
Prop Feat:
 Family Room, Fenced Yard, Public Transit,
 Rec Centre, School

Zoning:
Cable TV: A
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Aux Residences
Spec Desig: Unknown

Topography: Flat

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|--------|-------------|------------|--------------------|
| 1 | Dining | Main | 13.62 | x 13.62 | East View |
| 2 | Living | Main | 13.62 | x 13.62 | Open Concept |
| 3 | Kitchen | Main | 12.53 | x 8.96 | Custom Backsplash |
| 4 | Sunroom | Main | 10.07 | x 8.33 | W/O To Deck |
| 5 | Media/Ent | Ground | 28.08 | x 13.91 | Skylight |
| 6 | Prim Bdrm | 2nd | 12.6 | x 13.62 | W/I Closet |
| 7 | 2nd Br | 2nd | 12.07 | x 8.96 | W/O To Balcony |
| 8 | Other | 2nd | 7.61 | x 3.9 | W/I Closet |
| 9 | Bathroom | 2nd | 6.59 | x 7.78 | Tile Floor |
| 10 | Living | Bsmt | 11.25 | x 12.2 | Pot Lights |
| 11 | 3rd Br | Bsmt | 10.7 | x 7.84 | Above Grade Window |
| 12 | Laundry | Bsmt | 5.41 | x 11.12 | |
| 13 | Bathroom | Bsmt | 5.02 | x 8.6 | Tile Floor |

Client Remks: This rare and stunning red brick 2+1 bed, 2 bath home w. spectacular laneway studio features all the character combined with style that Toronto's West End has to offer! Sitting across from beautiful Dovercourt Park, this fully renovated home exudes style and warmth w. modern functionality featuring open concept living with glass encased custom staircase, new doors/windows, spacious dining and living room w. exposed brick and hardwood floors throughout. Delight in your beautiful kitchen w. modern appliances and sip your coffee in the morning or wine in the evening and enjoy even more living space off the kitchen. Exit to the rear deck and yard with space for friends, pets, or kids. To complete your lifestyle dreams this home features a truly spectacular multi-purpose laneway studio with plumbing rough-ins and limitless potential as the ultimate entertaining space, a guest house, home gym or office, artist studio, or future laneway suite. Second level boasts spacious primary w. park views and walk-in closet, a gorgeous bathroom, second bedroom with balcony, and a French door hall closet roughed in for second floor laundry. A myriad of possibility awaits on your lower level: host your guests or nanny in style, give your teenager the hangout of their dreams or Airbnb/rent it out for additional income. Fully renovated tile shower, separate entrance, 3rd bedroom, stylish living room, laundry and kitchenette. This prime location at Bloor/Dufferin has a transit score of 85 and offers a Platinum Level Eco School (Dovercourt PS) less than 200 metres away! Legally zoned as a duplex or the perfect single family home! Legally zoned for laneway parking. Don't miss out! With park views, open concept modern living, income potential, and the spectacular laneway studio, this home is one of a kind. OPEN HOUSES: Wed Apr 23 6-8pm, Thurs Apr 24 5-7pm and Sat/Sun (Apr 26/27) 2-4pm.

Extras:

Listing Contracted With: RARE REAL ESTATE416-233-2071


56 Pendrith St
Toronto Ontario M6G 1R7

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,243.84/2025**For:** Sale**Sold:** \$1,350,000**List:** \$1,199,000**Sold Date:** 06/10/2025**% Dif:** 113**SPIS:** Y**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** N**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 2 + 1

2-Storey

14.35 x 130.66 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xLower

Dir/Cross St: Bloor/Christie**MLS#:** W12191703**PIN#:** 212670308

| | | | | | |
|-----------------------|------------------|-------------------------|--------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick / Wood | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Fin W/O | Gar/Gar Spcs: | Detached / 1 | Gas: | Phone: |
| Fireplace/Stv: | N | Drive Park Spcs: | 1 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: | 700-1100 | | | Farm/Agr: | |
| Assessment: | POTL: | | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------------|---------------|--------------|
| 1 | Mudroom | Main | 6 | x 5.09 | Skylight | | |
| 2 | Living | Main | 15.32 | x 12.93 | Combined W/Dining | | |
| 3 | Dining | Main | 9.74 | x 8.5 | Combined W/Kitchen | | |
| 4 | Kitchen | Main | 12.93 | x 9.25 | Stainless Steel Appl | Centre Island | French Doors |
| 5 | Prim Bdrm | 2nd | 12.34 | x 10.24 | 4 Pc Ensuite | B/I Closet | Heated Floor |
| 6 | 2nd Br | 2nd | 12.93 | x 10.07 | B/I Closet | | |
| 7 | Mudroom | Lower | 5.41 | x 4.82 | Walk-Out | Sump Pump | |
| 8 | Media/Ent | Lower | 16.83 | x 12.01 | Heated Floor | | |
| 9 | Kitchen | Lower | 7.51 | x 5.09 | | | |
| 10 | Bathroom | Lower | 7.84 | x 7.51 | 4 Pc Bath | | |
| 11 | Bathroom | 2nd | 9.68 | x 7.51 | Heated Floor | Skylight | Laundry Sink |

Client Remks: Perfection. Fully Renovated Contemporary Opportunity in Christie Pits. Exceptional Maintenance and Upgrades. 2+1 Bed/2 Full Baths/Parking/Garage and 1 kitchen/lower Kitchenette. In the family fun of Pendrith St and steps to the park, Fiesta Farms, TTC, schools, cafes and more, this updated home offers style, economy and income potential. #56 was renovated in 2018 and the current owners have made \$ improvements year-after-year. A bright heated foyer welcomes you home summer and winter where you leave clutter behind and step through the glass door into a living room of walnut floors that unite the living, dining and kitchen. Plentiful white laquered cupboards frame the chefs kitchen with 5-burner gas range. A large island and quartz countertops allow for chopping, prepping and entertaining. Move the guests through French doors to the large deck and private garden. The garage brings additional value and laneway development potential. See the report. Upstairs the primary bedroom enjoys a large spa-like ensuite bath with a double sink, heated porcelain tile floors and laundry. Skylights flood light to the upstairs. The second bedroom faces the pretty front garden and mature trees of Pendrith. Built-in closets in both bedrooms bring order and tidiness to daily life. In 2019 the lower level was recreated with soundproofing and a metal fire-rated door for an income suite while retaining access for a family entertainment room, office or additional bedroom. A stylish 4-piece bath and large living space, also with heated floors lead to a kitchenette, and front walkout offering multi-purpose use. Talk to the LA about the earnings. The bookings for licensed short-term rental score is 100% occupancy. Whenever it was offered...it booked! For full list of improvements see the feature sheets or talk with LA. New landscaping and a lush and nurtured perennial garden welcome you home. Curb appeal plus! No claims about the legal status of the lower suite rental are implied nor stated.

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



| | | | | | |
|---|-------------------------|---------------------|--------------------------|--|--|
| 46 Salem Ave | | | Sold: \$1,370,000 | | |
| Toronto Ontario M6H 3C1 | | | List: \$1,398,800 | | |
| Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto | | | | | |
| Taxes: \$6,695.95/2024 | | For: Sale | % Dif: 98 | | |
| Sold Date: 01/22/2025 | | | | | |
| SPIS: N | Last Status: SLD | DOM: 50 | | | |
| Semi-Detached | Fronting On: E | Rms: 8 | | | |
| Link: | Acreage: | Bedrooms: 4 | | | |
| 2 1/2 Storey | 17.92 x 130.82 Feet | Washrooms: 2 | | | |
| | Irreg: | 1x4xMain, 1x4x2nd | | | |
| Dir/Cross St: Dufferin/Bloor | | | | | |

MLS#: W11825007 **PIN#:** 212920331

| | | | |
|--|-----------------------------------|----------------------------|---------------|
| Kitchens: 2 | Exterior: Brick | Zoning: | |
| Fam Rm: N | Drive: Private | Cable TV: | Hydro: |
| Basement: Sep Entrance / Unfinished | Gar/Gar Spcs: Detached / 2 | Gas: | Phone: |
| Fireplace/Stv: N | Drive Park Spcs: 1 | Water: | Municipal |
| Heat: Forced Air / Gas | Tot Prk Spcs: 3 | Water Supply: | |
| A/C: Central Air | UFFI: | Sewer: Sewers | |
| Central Vac: N | Pool: None | Waterfront: | |
| Apx Age: | Prop Feat: | 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 | Br | Main | 10.24 | x 12.53 | Laminate | Window | B/I Closet |
| 2 | Living | Main | 12.01 | x 10.83 | Window | Laminate | |
| 3 | Kitchen | Main | 16.37 | x 14.83 | Stainless Steel Appl | Walk-Out | Granite Counter |
| 4 | Br | 2nd | 14.93 | x 10.73 | Hardwood Floor | Closet | Window |
| 5 | Kitchen | 2nd | 15.19 | x 11.09 | Hardwood Floor | Double Sink | Stainless Steel Appl |
| 6 | Living | 2nd | 14.34 | x 11.42 | Window | Hardwood Floor | B/I Shelves |
| 7 | 2nd Br | 3rd | 11.88 | x 9.15 | Hardwood Floor | Window | |
| 8 | 3rd Br | 3rd | 14.86 | x 10.04 | Hardwood Floor | Closet | |

Client Remks: Location, location, location. Just steps from Bloor street in a desirable neighbourhood. Main floor features 1 bedroom, living area, 4 piece washroom, spacious kitchen with walk-out to quiet comfortable backyard perfect for entertaining. Second & third level features 3 spacious bedrooms, living area w/built in shelves, eat-in kitchen, 4 pc washroom, en-suite laundry. Separate entrance to a unfinished basement . Double car garage & 1 front parking. Short walk to restaurants, grocery stores, schools, library, Dufferin Mall, Christie pits park.

Extras:

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



| | | | |
|--|---|---|--|
| 333 Concord Ave Toronto Ontario M6H 2P9 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,636.47/2024 For: Sale % Dif: 97 Sold Date: 02/04/2025 SPIS: N Last Status: SLD DOM: 1 | | | Sold: \$1,400,000 List: \$1,449,000 |
| Semi-Detached Link: 2-Storey Dir/Cross St: Bloor & Ossington | Fronting On: E Acreage: 17.03 x 124.4 Feet Irreg: | Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt | |

MLS#: W11953437 **PIN#:** 021283009

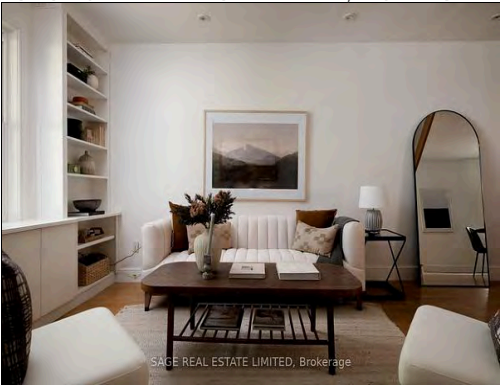
| | | | |
|--|---|--|--|
| Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: | Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk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

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|--------|-------------|------------|----------------|
| 1 | Living | Ground | 11.68 | x 10.07 | Hardwood Floor |
| 2 | Dining | Ground | 11.55 | x 10.07 | Hardwood Floor |
| 3 | Kitchen | Ground | 15.55 | x 11.38 | Eat-In Kitchen |
| 4 | Laundry | Ground | 10.66 | x 9.51 | W/O To Deck |
| 5 | Prim Bdrm | 2nd | 15.42 | x 10.83 | Broadloom |
| 6 | 2nd Br | 2nd | 10.4 | x 10.1 | Broadloom |
| 7 | 3rd Br | 2nd | 11.48 | x 9.68 | Broadloom |
| 8 | Rec | Bsmt | 22.08 | x 14.27 | Laminate |
| 9 | Kitchen | Bsmt | 14.9 | x 10.5 | Ceramic Floor |
| 10 | Laundry | Bsmt | 10.5 | x 4.92 | W/O To Patio |

Client Remks: Welcome to 333 Concord Avenue in Dovercourt Village just a stone's throw from Ossington Subway Station. Great location on a quiet, treelined street, close to Christie Pits Park and Bloor Street shopping. Solid brick 2 storey semi-detached home with 3 nice sized bedrooms on the upper level and a finished basement with 2 private entrances, large rec room, full kitchen, laundry and 3 pc. washroom plus 200 amp service making this an excellent home for an in-law suite. Private patio and an oversized lane garage make this a perfect family home with lots of potential.

Extras: 200 Amp Electrical Service

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



SAGE REAL ESTATE LIMITED, Brokerage

166 Bartlett Ave
Toronto Ontario M6H 3G1
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$4,713.04/2025
Sold Date: 06/10/2025
SPIS: N
Last Status: SLD
DOM: 5

Sold: \$1,412,500
List: \$1,450,000
For: Sale
% Dif: 97
Att/Row/Twnhouse
Link: 2-Storey
Fronting On: W
Acreage: 17.82 x 135.02 Feet
Irreg:
Dir/Cross St: Bloor St W & Dufferin St
Rms: 6 + 1
Bedrooms: 3 + 1
Washrooms: 2
1x4, 1x4

MLS#: W12200980

PIN#: 212910198

| | | |
|---|-----------------------------------|----------------------------|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Drive: Lane | Cable TV: |
| Basement: Apartment / Sep Entrance | Gar/Gar Spcs: Attached / 1 | Gas: |
| Fireplace/Stv: N | Drive Park Spcs: 0 | Water: |
| Heat: Forced Air / Gas | Tot Prk Spcs: 1 | Water Supply: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: N | Pool: None | Waterfront: |
| Apx Age: | Prop Feat: | Retirement: |
| Apx Sqft: 1100-1500 | | 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 | 13.58 | x 16.21 | Bay Window | Open Concept | Walk-Out |
| 2 | Dining | Main | 13.58 | x 11.25 | Hardwood Floor | Combined W/Kitchen | Breakfast Bar |
| 3 | Kitchen | Main | 11.71 | x 11.55 | Pantry | B/I Appliances | W/O To Garden |
| 4 | Prim Bdrm | 2nd | 13.58 | x 12.57 | O/Looks Park | Bay Window | Hardwood Floor |
| 5 | 2nd Br | 2nd | 10.5 | x 11.25 | Window | Hardwood Floor | Closet |
| 6 | Laundry | 2nd | 6.46 | x 11.55 | Combined W/Br | Laminate | |
| 7 | 3rd Br | 2nd | 8.04 | x 9.58 | O/Looks Backyard | West View | |
| 8 | Kitchen | Lower | 12.04 | x 12.57 | Tile Floor | Open Concept | |
| 9 | Br | Lower | 12.04 | x 16.14 | Combined W/Living | Laminate | |

Client Remks: Beloved on Bartlett - Nestled at the quiet edge of a tree-lined street in Dovercourt Village, this charming end-of-row home feels more like a semi, offering the perfect blend of privacy, natural light, and livable space in one of Toronto's most vibrant, connected neighbourhoods. The open-concept main floor is thoughtfully designed for modern living ideal for entertaining or enjoying cozy weekends. A full living and dining area flows into a well-appointed kitchen featuring a gas stove, ample counter space, and a versatile back pantry. Walk out to a lush, landscaped backyard with a blooming pear tree, perfect for al fresco dinners or relaxed morning coffee. Enjoy a private front porch overlooking Dovercourt Park - this is a home that invites connection and comfort. Upstairs, you'll find three bedrooms, with sunrise views from the principal bedroom and sunset light warming the third. On the lower level, a self-contained studio basement apartment with a separate entrance offers flexibility for guests, extended family, or rental income potential. A detached garage with laneway access provides the option for parking and is currently upgraded as a sound studio (complete with heat and A/C), perfect for creatives or remote work. The garage can easily be converted back for vehicle use, and Bartlett Street offers plenty of parking. Dovercourt Park just across the street is a true community hub, featuring tennis courts, a playground, fire pit, and a full calendar of concerts and local events. The Wallace Emerson area surrounds you with lifestyle amenities: from Geary Streets food and music scene to Bloor Streets vibrant mix of restaurants and shopping. You're just minutes from Ossington and Dufferin subway stations, with easy access to the Stockyards. Excellent grocery options are right around the corner, including Fiesta Farms, Farm Boy, and Loblaws. This is more than a home, it's a space to grow, host, create, and thrive in the heart of a dynamic community.

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000


768 Shaw St
Toronto Ontario M6G 3M1
Sold: \$1,475,000
List: \$1,575,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,049.94/2024**For:** Sale**% Dif:** 94**Sold Date:** 05/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 17

Semi-Detached

Fronting On: W**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

15.92 x 77.25 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xLower

Dir/Cross St: Bloor St W & Ossington Ave**MLS#:** W12144990**PIN#:** 212680189**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 1500-2000
Assessment: 2025 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Library, Park, Public Transit,
 Rec Centre, School

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

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|----------|-------|-------------|------------|----------------|--------------------|--------------------|
| 1 | Foyer | Main | 0 | 0 | Hardwood Floor | Stained Glass | Wood Trim |
| 2 | Living | Main | 9.25 | x 12.37 | Hardwood Floor | Fireplace | Stained Glass |
| 3 | Dining | Main | 13.45 | x 11.71 | Hardwood Floor | Combined W/Kitchen | Closet |
| 4 | Kitchen | Main | 11.38 | x 13.45 | Hardwood Floor | W/O To Garden | |
| 5 | Br | 2nd | 13.45 | x 14.6 | Hardwood Floor | Bay Window | Closet |
| 6 | 2nd Br | 2nd | 10.47 | x 11.84 | Hardwood Floor | Window | Closet |
| 7 | Bathroom | 2nd | 7.81 | x 5.68 | Tile Floor | Renovated | Window |
| 8 | 3rd Br | 2nd | 11.29 | x 8.01 | Hardwood Floor | Window | O/Looks Garden |
| 9 | 4th Br | 3rd | 13.35 | x 12.89 | Hardwood Floor | Window | Closet |
| 10 | 5th Br | Bsmt | 9.88 | x 17.22 | Tile Floor | Closet | Above Grade Window |
| 11 | Rec | Bsmt | 12.73 | x 22.41 | Tile Floor | Open Concept | Window |
| 12 | Laundry | Bsmt | 5.31 | x 7.32 | Tile Floor | | |
| 13 | Bathroom | Bsmt | 6.66 | x 7.58 | Tile Floor | Window | Updated |

Client Remks: Welcome to 768 Shaw St, a beautiful 2.5-storey Edwardian gem in the heart of dynamic Christie Pits. This wonderful home greets you w/ a lush perennial garden, fragrant lilac tree & welcoming front porch perfect for savoring Saturday morning coffee or watching the world go by on a summer's eve! Inside, sunny maple hardwood, original wood staircase & banister, stained glass, & lovingly restored wide baseboards add warmth & character throughout. The cozy main floor living room, anchored by a gorgeous fireplace, flows into a bright, modern dining room & oversized eat-in kitchen featuring Caesarstone counters, quality appliances, stainless steel island & walk-out to a private garden framed by 2 mature cherry trees--the literal cherry on top! Upstairs, you'll find 4 airy bedrooms across the 2nd & 3rd floors, plus a 5th bedroom in the finished basement--ideal for guests or extended family. The home features 2 full 4-pc baths (2nd floor & basement). You'll love the original limestone walls in the lower level & want to cozy up in the rec room to watch your fave shows. A dedicated laundry area completes the basement. Tons of storage can be found throughout the home thanks to numerous closets. There's even a hidden spot out front for garbage & recycling bins! With its versatile layout, the property works beautifully as a single-family home or could be easily converted into 2 generous suites--ideal for multi-gen living or healthy rental income. Exciting potential to expand the 3rd floor by adding another room and/or a rooftop deck--imagine the possibilities! The location couldn't be more ideal--just steps to Bloor St's restos & shops, Ossington & Christie TTC stations, bike lanes, Christie Pits & Bickford Parks (pools, skating, basketball, dog park, movie nights & AAA Toronto Maple Leafs baseball). With Mirvish Village, Residences at Dupont & Shaw, Galleria on the Park all opening soon & set to make this vibrant, established neighbourhood an even more sought-after destination!

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


496 Concord Ave
Toronto Ontario M6H 2P8

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,912.04/2025**For:** Sale**Sold:** \$1,486,087**List:** \$1,199,000**Sold Date:** 06/10/2025**% Dif:** 124**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: W**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3

2-Storey

19 x 123 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

Dir/Cross St: Ossington/Bloor**MLS#:** W12199237**PIN#:** 212830887

| | | | | | |
|-----------------------|------------------|--|-------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | Res |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Finished / Full | Gar/Gar Spcs: | Carport / 1 | Gas: | Phone: |
| Fireplace/Stv: | Y | Drive Park Spcs: | 0 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1100-1500 | Fenced Yard, Fireplace/Stove, Library, | | Farm/Agr: | |
| Assessment: | POTL: | Park, Public Transit, Rec Centre, School | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | Lower | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------------|--------------------|
| 1 | Living | Main | 12.99 | x 11.25 | Hardwood Floor | Picture Window | Electric Fireplace |
| 2 | Dining | Main | 12.99 | x 9.68 | Hardwood Floor | Bay Window | Combined W/Living |
| 3 | Kitchen | Main | 12.4 | x 14.99 | Breakfast Bar | 2 Pc Bath | W/O To Deck |
| 4 | Prim Bdrm | 2nd | 17.75 | x 14.99 | Hardwood Floor | W/W Closet | Picture Window |
| 5 | 2nd Br | 2nd | 13.48 | x 9.74 | Hardwood Floor | B/I Closet | Picture Window |
| 6 | 3rd Br | 2nd | 14.99 | x 8.23 | Hardwood Floor | O/Looks Backyard | Picture Window |
| 7 | Rec | Lower | 24.84 | x 13.68 | Vinyl Floor | Above Grade Window | Combined W/Office |
| 8 | Office | Lower | 24.84 | x 13.68 | Vinyl Floor | Above Grade Window | Combined W/Rec |
| 9 | Laundry | Lower | 14.01 | x 10.76 | Laundry Sink | Stainless Steel Appl | Concrete Floor |

Client Remks: Turnkey, Stylish & Full of Possibility in Dovercourt Village! This beautifully updated 3-bedroom semi in the heart of dynamic Dovercourt Village is the kind of home that lets you move in and get right down to living. Thoughtfully renovated to blend modern comfort with original character, this home is as functional as it is charming. Perfect for a growing family, a professional couple, or anyone looking for stylish city living with room to grow. The sunny, west-facing backyard is made for summer - ample space to play, garden, entertain, or just unwind. Inside, the large eat-in kitchen features a breakfast bar and overlooks the yard, making it the heart of the home. Spacious living and dining areas are warm and inviting, with great flow and loads of natural light. Upstairs, you'll find three bedrooms, including a dreamy primary retreat with tree-top views and a full wall of custom-built-in closets. The renovated family bath is sleek and stylish with thoughtful finishes. Downstairs, the full and finished basement offers flexible space for a home office, rec room, guest suite, or even a 4th bedroom with a separate laundry room, lots of storage, and endless possibilities. Parking is included off the laneway, and the lot offers future potential for a laneway house - perfect for independent living for a family member or as a separate income-generating suite. This is a house that can evolve right along with your life. Just steps to Ossington Station and surrounded by a truly walkable community, you're perfectly positioned between the buzz of Bloor and the charm of Dupont. Grab your morning coffee at local favourites, explore the parks, and take advantage of some of the city's best restaurants, bakeries, and indie shops all within steps. A rare find in a neighbourhood people fall in love with. Don't miss the chance to make this one yours. Hurry Home!!!!

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



584 Gladstone Ave
Toronto Ontario M6H 3J2
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,779.53/2024 **For:** Sale **% Dif:** 107
Sold Date: 02/03/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Semi-Detached **Fronting On:** E **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey **17.89 x 138.21 Feet** **Washrooms:** 2
Irreg: **1x3x2nd, 1x3xBsmt**
Dir/Cross St: Bloor St W/ Dufferin St


MLS#: W11943966**PIN#:** 212920123

| | | | | | |
|-----------------------|------------------|-------------------------|--------------------------------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick / Wood | Zoning: | |
| Fam Rm: | Y | Drive: | Private | Cable TV: | Hydro: |
| Basement: | Finished | Gar/Gar Spcs: | None / 0 | Gas: | Phone: |
| Fireplace/Stv: | N | Drive Park Spcs: | 1 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | Family Room, Library, Park, Place Of | Retirement: | |
| Apx Sqft: | | | Worship, Public Transit | 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 | 15.85 | x 13.06 | |
| 2 | Dining | Main | 12.43 | x 10.24 | |
| 3 | Kitchen | Main | 12.17 | x 13.09 | |
| 4 | Family | Main | 7.35 | x 12.83 | |
| 5 | Prim Bdrm | 2nd | 13.91 | x 13.29 | |
| 6 | 2nd Br | 2nd | 11.12 | x 9.22 | |
| 7 | 3rd Br | 2nd | 8.83 | x 13.09 | |
| 8 | Rec | Bsmt | 35.99 | x 9.51 | |

Client Remks: Welcome to this exceptional semi-detached home located in Toronto's Dovercourt Village near Dufferin and Bloor. Fully renovated throughout, this 3 bed, 2 bath home is filled with upgrades. The bright open-concept main floor features a warm entrance, an inviting living room & generous dining space with engineered hardwood floors & great natural light. The large entertainer's kitchen features quartz counters, stainless steel appliances, great storage & a fantastic breakfast bar perfect for hosting & daily life. Open from the kitchen is one of the home's highlights in the family / "garden" room. The sunlit garden room offers a spacious second living space with wall-to-ceiling windows & sliders, a large bright skylight and beautiful west facing views of the backyard & enchanting garden, a perfect space for hosting or relaxing. The 2nd level features a large king-sized primary bedroom w/ a bay window & two additional large & well lit bedrooms. The updated 4-piece bathroom boasts modern finishes. The bedroom level also features two skylights providing additional natural light throughout. The finished basement offers multiple zones & features a 3rd living space, an office area, an updated three-piece bathroom, a nice laundry space & additional storage. On the main level, the garden room leads to a beautiful & deep backyard featuring a large deck & patio with great space for entertaining. The backyard also features an extraordinary & meticulously curated garden filled w/ low maintenance perennials, apple & pear trees & a veggie patch that could be maintained or converted into a large grassy yard. The backyard also possesses excellent southwest sun exposure. Originally renovated by & featured on The Property Brothers in 2011, this home has been thoughtfully enhanced & meticulously upgraded over the years for comfort & efficiency including completing a Green Homes energy grant audit completed in 2022. Steps to the TTC, schools, parks, shops & restaurants.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.905-845-4267

| | | | | | | | |
|--|---|--------------|--|-------------------|--|---|----------------|
|  | 14 St Raymond Hts Toronto Ontario M6G 4C2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,494.82/2024 Sold Date: 02/07/2025 SPIS: N Last Status: SLD DOM: 30 | | | | Sold: \$1,552,000 List: \$1,599,999 For: Sale % Dif: 97 | | |
| | Att/Row/Twnhouse Link: 3-Storey | | Fronting On: N Acreage: 13.91 x 56.92 Feet Irreg: | | Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4x3rd | | |
| | Dir/Cross St: Bloor and Christie | | | | | | |
| | | | | | | | |
| MLS#: W11913366 Assignment: N | | | PIN#: 212670534 Fractional Ownership: N | | | | |
| Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper | | | Exterior: Brick Drive: Rt-Of-Way Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School | | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: | |
| | | | | | | Hydro: Municipal Phone: Sewers None None Unknown | |
| Waterfront: None | | | | | | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | | |
| 1 | Foyer | Main | 3.08 | x 12.27 | O/Looks Living | Stained Glass | Hardwood Floor |
| 2 | Living | Main | 8.6 | x 12.27 | Combined W/Dining | Gas Fireplace | Hardwood Floor |
| 3 | Dining | Main | 9.38 | x 11.09 | Combined W/Living | Open Concept | Hardwood Floor |
| 4 | Kitchen | Main | 12.99 | x 9.28 | Renovated | Quartz Counter | Open Concept |
| 5 | 2nd Br | 2nd | 12.89 | x 11.29 | Picture Window | Large Closet | Hardwood Floor |
| 6 | 3rd Br | 2nd | 10.93 | x 9.09 | Skylight | Large Closet | Hardwood Floor |
| 7 | Prim Bdrm | 3rd | 13.09 | x 12.5 | Skylight | His/Hers Closets | Hardwood Floor |
| 8 | Other | Upper | 12.99 | x 14.34 | Balcony | O/Looks Park | South View |
| Client Remks: This Spectacular 3-Bedroom, 2-Bathroom Townhome Is A Rare Gem Nestled In The Heart Of Koreatown, One Of Toronto's Most Desirable And Dynamic Neighborhoods. Just Steps From The Lush Green Spaces Of Christie Pits Park, The Convenience Of Christie Subway Station, And The Famous Fiesta Farms Grocery Store, This Home Combines The Best Of City Living With Modern Comfort And Style. From The Moment You Step Inside, You'll Be Captivated By The Bright, Open-Concept Main Floor, Flooded With Natural Light From Expansive Windows And An Incredible Skylight Above. Perfect For Entertaining, The Space Features A Stunning Newly Renovated Kitchen Where No Detail Or Expense Was Overlooked. Thoughtfully Designed With Modern Elegance And Functionality, This Kitchen Is A Dream For Cooking And Hosting Guests In Style. The Homes Beautiful Hardwood Floors, Tasteful Finishes, And Airy Interiors Create An Inviting Ambiance That Will Instantly Make You Feel At Home. Upstairs, A Private Rooftop Terrace Awaits, Offering Panoramic Views Of The Toronto Skyline, Including The Iconic CN Tower. Whether Sipping Your Morning Coffee Or Hosting Friends Under The Stars, This Space Is Truly Special. A Built-In Garage With A Dedicated Parking Spot Adds Unmatched Convenience, A Rare Find In The Downtown Core. Beyond The Homes Walls, Koreatowns Vibrant Community Beckons With Its Array Of Top-Rated Restaurants, Cozy Cafs, And Unique Shops, All Just Steps From Your Door. This Home Is A Masterpiece Of Light, Space, And Design, Perfectly Situated To Enjoy Everything The City Has To Offer. Don't Miss This Incredible Opportunity To Own A Show-Stopping Property In One Of Toronto's Most Coveted Neighborhoods! | | | | | | | |
| Extras: S/S: Fridge (2022), Dishwasher (2024), Microwave/Rangehood Combo (2024), Stove (2022),Washer/Dryer (2022), All ELFs, All Exisiting Window Coverings. 1 Private Garage Parking Space Included, \$40 Per Month For Shared Facilities Agreement. | | | | | | | |
| Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016 | | | | | | | |


360 Concord Ave
Toronto Ontario M6H 2P8

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,322.09/2024**For:** Sale**Sold: \$1,561,000****List: \$1,596,200****Sold Date:** 01/31/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 94

Triplex

Fronting On: W**Rms:** 12 + 2**Link:****Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

24 x 116 Feet

Washrooms: 4**Irreg:**1x4x3rd, 1x4xGround, 1x4xBsmt,
1x4x2nd**Dir/Cross St:** Bloor & Ossington**MLS#:** W9769348**PIN#:** 212830833

Kitchens: 3
Fam Rm: N
Basement: Apartment / Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower


Exterior: Brick
Drive: None
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

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

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
|---|------|-------|-------------|------------|-------------|

Client Remks: Exciting Opportunity for Investor or End Users. Just Minutes from Bloor & Ossington Station, Christie Pits, parks, shops and restaurants. This turn of the century semi detached triplex offers potentially 4 separate units. Paid Laundry Accessible in Basement to all tenants. Upper level is updated and currently vacant.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311

| | | | | | |
|---|--|--------------|---|---|--|
|  | 18 Fernbank Ave Toronto Ontario M6H 1W1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,806.74/2024 Sold Date: 05/12/2025 SPIS: N Last Status: SLD DOM: 7 | | | Sold: \$1,578,000 List: \$1,199,000 For: Sale % Dif: 132 | |
| | Semi-Detached Link: 2-Storey Dir/Cross St: Dovercourt and Hallam | | Fronting On: N Acreage: 15.5 x 89.17 Feet Irreg: | | Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt |
| | | | | | |
| | | | | | |
| MLS#: W12124145 | | | PIN#: 212910291 | | |
| Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Heat Pump / Electric A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: | | | Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown |
| # | Room | Level | Length (ft) | Width (ft) | Description |
| 1 | Living | Main | 13.32 | x 9.58 | Hardwood Floor |
| 2 | Dining | Main | 8.99 | x 14.5 | Hardwood Floor |
| 3 | Kitchen | Main | 11.09 | x 13.91 | Family Size Kitchen |
| 4 | Family | Main | 8.99 | x 13.32 | W/O To Yard |
| 5 | Prim Bdrm | 2nd | 12.34 | x 12.17 | Hardwood Floor |
| 6 | 2nd Br | 2nd | 8.83 | x 13.48 | Hardwood Floor |
| 7 | 3rd Br | 2nd | 14.01 | x 7.25 | |
| 8 | Rec | Lower | 24.02 | x 12.99 | 4 Pc Bath |
| Client Remks: Where Urban Living Meets Natural Beauty. Perfectly positioned in the heart of sought-after Dovercourt Village, this exceptional 2-storey semi-detached residence sits proudly on a prime corner lot, directly facing Dovercourt Park-offering picturesque views and immediate access to tennis courts, a baseball diamond, a splash pad, and green open space for relaxing and playing with your beloved pet. Lovingly maintained and beautifully enhanced, this home is surrounded by lush perennial gardens designed by the homeowner, a professional landscape designer creating a private urban oasis unlike any other. Step inside to a warm and inviting main floor featuring spacious living and dining rooms, perfect for entertaining. A highlight of the home is the chef-inspired kitchen - a dream for any culinary enthusiast - flowing seamlessly into a generous family room with walk-out access to a stunning, private rear garden.The second floor offers three large bedrooms and a full renovated bathroom, including a sun-filled primary bedroom with a wall of closets and unobstructed park views. Every window frames either greenery or sky, offering serenity in every room.Additional features include a built-in garage for secure private parking, numerous quality upgrades throughout, and an unbeatable location just steps to Bloor Street West shops, the subway, excellent schools, and only minutes to downtown Toronto. This is a rare opportunity to own a truly special home in one of the city's most vibrant and connected neighbourhoods. | | | | | |
| Extras: | | | | | |
| Listing Contracted With: JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE416-489-2121 | | | | | |


305 Delaware Ave
Toronto Ontario M6H 2T7
Sold: \$1,630,000**List: \$1,679,000**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,308.85/2024**For:** Sale**% Dif:** 97**Sold Date:** 05/27/2025**SPIS:** N**Last Status:** SLD**DOM:** 26

Semi-Detached

Fronting On: E**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

18 x 125 Feet

Washrooms: 2**Irreg:**

1x2xGround, 1x4x2nd

Dir/Cross St: Bloor & Ossington**MLS#:** W12115563**PIN#:** 212830741

| | | | | | |
|-----------------------|------------------|---|--------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Finished | Gar/Gar Spcs: | Detached / 2 | 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 | Fenced Yard, Fireplace/Stove, Library, | | Farm/Agr: | |
| Assessment: | POTL: | Park, Place Of Worship, Public Transit, | | Oth Struct: | |
| POTL Mo Fee: | | School | | Spec Desig: | Unknown |
| Laundry lev: | Lower | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|----------------|--------------------|---------------|
| 1 | Foyer | Ground | 3.84 | x 3.41 | Slate Flooring | | |
| 2 | Living | Ground | 13.16 | x 9.51 | Hardwood Floor | Electric Fireplace | Open Concept |
| 3 | Dining | Ground | 1299.21 | x 10.93 | Hardwood Floor | Open Concept | |
| 4 | Kitchen | Ground | 20.18 | x 13.32 | Hardwood Floor | Centre Island | Stone Counter |
| 5 | Mudroom | Ground | 7.51 | x 5.09 | Closet | 2 Pc Bath | W/O To Yard |
| 6 | Prim Bdrm | 2nd | 11.75 | x 10.99 | Hardwood Floor | Closet | |
| 7 | 2nd Br | 2nd | 12.83 | x 8.01 | Hardwood Floor | Closet | |
| 8 | 3rd Br | 2nd | 10.99 | x 8.66 | Hardwood Floor | W/O To Roof | |
| 9 | 4th Br | 3rd | 14.01 | x 8.83 | Hardwood Floor | Closet | |
| 10 | 5th Br | 3rd | 14.01 | x 7.84 | Hardwood Floor | Closet | |
| 11 | Rec | Lower | 27.17 | x 20.51 | Hardwood Floor | | |
| 12 | Laundry | Lower | 13.25 | x 10.27 | | | |
| 13 | Other | Lower | 12.07 | x 8.92 | | | |

Client Remks: Delight on Delaware! Located on One of the Most Desirable and Mature Streets in Dovercourt Village, This Fab Family-Sized Home Checks All the Boxes! With 2.5 Stories, 5 Bedrooms and a Main Floor Addition, it's the Perfect Combination of Modern Updates and Traditional Features. Expansive Open Concept Main Floor With Large Principal Rooms, Wainscotting, Hardwood Floors, Electric Fireplace and Superb Flow From the Front Door Through to the Mudroom at the Rear. Create Culinary Delights in This Renovated Kitchen With the Wolf 6 Burner Gas Stove, Jaw Dropping Soapstone Counters, Stainless Steel Appliances. The Extra-Large Kitchen Island Makes the Perfect Gathering Space When Entertaining or Making Dinner With the Family. At the Back, the Mudroom Has Lots of Built-In Cabinetry and a Powder Room, Ideal for Kids & Family Pets Coming in From the Backyard. French Doors Lead Out to the Deck and Fenced Yard. On the Second Floor There's a Renovated Full Bath, Plus Three Bedrooms all With Hardwood Floors - the Back Bedroom With a Walk-Out to the Roof - Ready for A Private Sundeck! On the Third Floor There are Two More Bedrooms Both With Closets - Great Extra Space for Home Offices or Create a Wonderful Primary Suite? Finished Lower Level has an Extra Large Family Room, Laundry and Plenty of Storage. Newer Double Garage (2012) Connects With a Wide City Lane. Super Handy Location - 3 Minute Walk to the Ossington Subway Station (Right on Delaware!), Shops & Cafes on Bloor: Piano Piano, Banjara, Maker Pizza + Easy Walk to Christie Pits and Dufferin Grove Parks With so Many Things to Do - Farmer's Market, Playgrounds, Wading Pools, Rinks, Sports Fields, Swimming Pool and Community Garden Too. Ideal Location for Popular Schools - Dovercourt P.S., Bloor Cl. (*Other in rooms - Storage room under main floor addition) Open House Saturday & Sunday May 3/4th, 2-4pm.

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



RE/MAX WEST REALTY INC., Brokerage

281 Delaware Ave
Toronto Ontario M6H 2T7

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$5,110.33/2024**For:** Sale**Sold:** \$1,677,000**List:** \$1,399,000**Sold Date:** 02/10/2025**% Dif:** 120**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

17.75 x 125 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xBsmt, 1x3xBsmt

Dir/Cross St: Bloor St. W & Ossington Ave.**MLS#:** W11952699**PIN#:** 212830751

| | | | | | |
|-----------------------|--------------------------|-------------------------|--------------|----------------------|---------------|
| Kitchens: | 1 + 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Apartment / Sep Entrance | Gar/Gar Spcs: | Attached / 1 | Gas: | Phone: |
| Fireplace/Stv: | N | Drive Park Spcs: | 0 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | 100+ | Prop Feat: | | 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 | 16.5 | x 14.93 | Hardwood Floor | Fireplace | Large Window |
| 2 | Dining | Main | 15.09 | x 14.9 | Hardwood Floor | Large Window | Pot Lights |
| 3 | Kitchen | Main | 14.44 | x 11.65 | Hardwood Floor | Stainless Steel Appl | Family Size Kitchen |
| 4 | Prim Bdrm | 2nd | 14.93 | x 14.14 | Broadloom | Bay Window | Closet |
| 5 | 2nd Br | 2nd | 14.21 | x 9.58 | Broadloom | Window | Closet |
| 6 | 3rd Br | 2nd | 11.65 | x 10.96 | Broadloom | Window | |
| 7 | Bathroom | 2nd | 7.97 | x 5.51 | 4 Pc Bath | Tile Floor | Window |
| 8 | Laundry | Bsmt | 7.64 | x 5.05 | Tile Floor | Laundry Sink | |
| 9 | Bathroom | Bsmt | 7.05 | x 5.77 | 3 Pc Bath | Tile Floor | Window |
| 10 | Kitchen | Bsmt | 5.58 | x 5.35 | Ceramic Floor | Walk-Up | |
| 11 | Bathroom | Bsmt | 5.91 | x 7.22 | 3 Pc Bath | Tile Floor | |

Client Remks: You'll be ready to call this one home. Moments to Bloor and the subway. This renovated and updated home comes with a separate lower unit. Perfect for a home office, nanny suite, or an in-law suite. Boasting a welcoming open concept main floor with great flow, and ample natural light. Hardwood floors throughout. This home is tailored for the dynamic lifestyle of a young family. Chef's kitchen equipped with a Bertazzoni gas range, quartzite counter tops and a centre island. The handy mudroom off the kitchen leads out to the East facing low maintenance yard. 2nd floor offers 3 spacious bedrooms and a 4 piece bathroom. Separate garage with one car parking (plus lots of storage) with the option to explore the potential of creating a laneway suite in the future (report attached). Top notch location. Steps to boutique shops and restaurants along Bloor. Minutes to Dufferin Grove Park and the mall. Great school and daycare options nearby. Fantastic neighbours.

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


18 Salem Ave
Toronto Ontario M6H 3C1

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$6,630.73/2024**For:** Sale**Sold:** \$1,775,000**List:** \$1,599,000**Sold Date:** 03/25/2025**% Dif:** 111**SPIS:** Y**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** W**Rms:** 9 + 1**Link:****Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

14.33 x 130 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x2xGround, 1x4xBsmt


Dir/Cross St: Dovercourt Rd & Bloor St W**MLS#:** W12025530**PIN#:** 212920319

| | | | | | |
|-----------------------|------------------|---|----------------------|----------------------|--------------|
| Kitchens: | 1 | Exterior: | Brick / Vinyl Siding | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | A |
| Basement: | Sep Entrance | Gar/Gar Spcs: | None / 0 | Gas: | 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: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | 100+ | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1500-2000 | Fenced Yard, Library, Park, Public Transit, | | Farm/Agr: | |
| Assessment: | POTL: | Rec Centre, School | | Oth Struct: | Fence - Full |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | Lower | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|----------------|--------------|--------------------|
| 1 | Living | Ground | 18.86 | x 13.55 | Hardwood Floor | B/I Shelves | Pot Lights |
| 2 | Dining | Ground | 13.35 | x 10.43 | Hardwood Floor | Window | Combined W/Kitchen |
| 3 | Kitchen | Ground | 13.91 | x 9.42 | Hardwood Floor | Window | Double Sink |
| 4 | Powder Rm | Ground | 5.15 | x 2.69 | Hardwood Floor | 2 Pc Bath | |
| 5 | Prim Bdrm | 2nd | 13.55 | x 12.3 | Hardwood Floor | Large Closet | Bay Window |
| 6 | 2nd Br | 2nd | 11.12 | x 10.47 | Hardwood Floor | Closet | Window |
| 7 | 3rd Br | 2nd | 10.1 | x 7.81 | Hardwood Floor | Window | Combined W/Office |
| 8 | Office | 2nd | 7.81 | x 6.2 | Hardwood Floor | Large Window | Combined W/Br |
| 9 | Bathroom | 2nd | 6.56 | x 5.38 | Ceramic Floor | Renovated | Window |
| 10 | 4th Br | 3rd | 13.94 | x 10.24 | Hardwood Floor | Closet | Window |
| 11 | 5th Br | 3rd | 13.81 | x 11.84 | Hardwood Floor | Closet | W/O To Deck |
| 12 | Rec | Bsmt | 17.62 | x 12.01 | Vinyl Floor | Large Closet | Pot Lights |
| 13 | Laundry | Bsmt | 11.84 | x 10.3 | Vinyl Floor | Laundry Sink | Window |
| 14 | Cold/Cant | Bsmt | 8.79 | x 4.59 | W/O To Yard | | |
| 15 | Bathroom | Bsmt | 10.76 | x 4.95 | Ceramic Floor | Whirlpool | Window |

Client Remks: This house will surprise you with its spacious interior and large, bright rooms. Beyond the traditional front facade is a stunning, fully-renovated modern home. The main floor layout offers a Living Room with built-in shelves and a custom glass & steel partition separating the entrance area. Next is the Kitchen & Dining Room, brightly lit by multiple windows. There is ample room for a large table. The Kitchen was renovated in 2019 with new cabinetry and countertops. Appliances include a 36 dual-fuel professional-style Capital Grand Chef Connoisseurian Range, Samsung dishwasher and LG refrigerator. A main floor powder room and easy access to the garden and basement complete this level. Just outside the back door is a natural gas connection for your bbq. The 2nd and 3rd floors accommodate five Bedrooms and a walkout to a Roof Deck. The basement offers a full Bath, Rec Room and a Laundry/Mud Room with direct access to the front yard & space for winter clothes, boots and sports equipment. The washer, dryer and a second fridge are included. The rear yard has a fenced parking pad at the rear, wide enough for a car and storage for bikes, garden tools, etc. An electric rollershutter door provides remote-controlled security & convenience. Located in a great neighbourhood in a prime location close to parks and the subway with all the convenience of Bloor St. steps away. Recent Upgrades include: Roller-shutter door (2024); 2nd F1 Bathroom Renovation (2023); New shingles to sloped roof, rehabilitation of flat roof under deck (deckboards removed and reinstalled) (2022); New shingles to rear extension roof (2021); Backyard Paving-Stone Pathway (2020); Fence between parking pad and rear yard (2019); Basement Flooring replaced (2019); Steel & Glass Partition in Foyer (2019); Kitchen Renovation incl new, extended cabinetry & countertops, new Capital range (2019); new LG fridge (2021). With CN Tower views to the east and epic sunsets to the west, this home ticks every box.

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



SAGE REAL ESTATE LIMITED, Brokerage

883 Shaw St
Toronto Ontario M6G 3M3
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$6,674/2024 **For:** Sale **% Dif:** 116
Sold Date: 05/26/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$1,850,000
List: \$1,589,000

Semi-Detached
Link:
2-Storey

Dir/Cross St: Bloor St W & Shaw St

Fronting On: E
Acreage:
18.08 x 98 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3xBsmt

| | | | | | | | | | | | |
|---|-------------|--------------|--------------------|--|--------------------|----------------------|---------------|--|--|--|--|
| MLS#: W12160371 | | | | PIN#: 212670449 | | | | | | | |
| Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower | | | | Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 2 Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School | | | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Garden Shed Spec Desig: Unknown | | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | | | | | | |
| 1 | Living | Main | 12.17 | x 10.04 | Hardwood Floor | Fireplace | Stained Glass | | | | |
| 2 | Dining | Main | 14.76 | x 13.06 | Hardwood Floor | Bay Window | Open Concept | | | | |
| 3 | Kitchen | Main | 11.19 | x 15.09 | Tile Floor | Stainless Steel Appl | Walk-Out | | | | |
| 4 | Prim Bdrm | 2nd | 13.52 | x 12.53 | Hardwood Floor | Bay Window | Double Closet | | | | |
| 5 | 2nd Br | 2nd | 9.65 | x 10.4 | Hardwood Floor | Bay Window | Closet | | | | |
| 6 | 3rd Br | 2nd | 10.66 | x 15.09 | Hardwood Floor | Window | Closet | | | | |
| 7 | Rec | Bsmt | 28.41 | x 14.3 | Pot Lights | Electric Fireplace | Walk-Out | | | | |
| Client Remks: Shaw me the way home! Absolute sanctuary on Shaw St. This corner lot doesnt just GET light, it embraces it. A feel good home with meaningful updates in all the right places. Key features include, enclosed front porch with huge windows AND skylights, previously renovated kitchen with walk out to massive deck and dreamy, unbeatable, sunny backyard, attached two car garage (tucked away on the side) with third spot in the drive (3 CAR PARKING!). Ultimate chill zone / dream basement rec room lower level area, with high ceilings, a three piece bath with steam shower and a separate entrance (and could definitely be a separated suite if you so desired). Three bedrooms upstairs with closet built-ins and a gorgeous renovated bathroom with a tub and separate shower. Prime location moments from Bloor Street, Fiesta Farms, Christie Pits park, transit in every direction and the rest of your life! This address nails the live/work/play trifecta and Im not sure it gets much better. Come and get it. | | | | | | | | | | | |
| Extras: | | | | | | | | | | | |
| Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000 | | | | | | | | | | | |



32 Melville Ave
Toronto Ontario M4G 1Y2
Sold: \$1,865,000
List: \$1,825,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

Taxes: \$7,732/2024

For: Sale

% Dif: 102

Sold Date: 04/03/2025

SPIS: N

Last Status: SLD

DOM: 2

Semi-Detached

Fronting On: N

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

20 x 114 Feet

Washrooms: 3

Irreg:

1x5x2nd, 1x2x2nd, 1x3xBsmt

Dir/Cross St: Christie Street & Dupont Ave

MLS#: W12053817

PIN#: 212660359

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Other
Drive: Lane
Gar/Gar Spcs: Carport / 1
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat: Electric Car Charger, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit

Zoning: R(d.06)
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** A
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Workshop, Garden Shed, Storage
Spec Desig: Unknown

Topography: Flat

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|---------------------|
| 1 | Foyer | Main | 0 | 0 | Open Concept |
| 2 | Living | Main | 15.62 | x 30.77 | Gas Fireplace |
| 3 | Dining | Main | 12.86 | x 13.29 | California Shutters |
| 4 | Kitchen | Main | 10.17 | x 18.14 | Granite Counter |
| 5 | Sunroom | Main | 7.35 | x 10.08 | Double Doors |
| 6 | Other | 2nd | 0 | 0 | Skylight |
| 7 | Bathroom | 2nd | 10.5 | x 10.6 | Separate Shower |
| 8 | 3rd Br | 2nd | 12.07 | x 10.66 | 2 Pc Ensuite |
| 9 | 2nd Br | 2nd | 12.89 | x 13.16 | Bay Window |
| 10 | Prim Bdrm | 3rd | 16.34 | x 16.73 | California Shutters |
| 11 | Rec | Bsmt | 15.32 | x 13.78 | Large Closet |
| 12 | Office | Bsmt | 12.83 | x 8.69 | Walk-Out |
| 13 | 4th Br | Bsmt | 9.09 | x 12.06 | Above Grade Window |

Client Remks: Fall in Love at First Sight with This Exquisitely Renovated Victorian Home! Prepare to be captivated the moment you step through the door of this stunning, extensively renovated Victorian, originally built in 1905. From its lovingly maintained exterior and charming curb appeal to its modern, luxurious interior, this property promises a true "love at first sight" experience. This remarkable, turnkey home features 3 spacious bedrooms (+1 in bsmt) and 3 beautifully updated bathrooms. Meticulously renovated, it offers a seamless blend of classic charm and contemporary elegance. The open-concept main floor is designed for effortless entertaining, highlighted by a striking floating wood and steel staircase, custom steel posts, and an exposed I-beam. A cozy, efficient gas fireplace with a floor-to-ceiling slate mantle adds warmth and sophistication. The modern kitchen is a true culinary haven, complete with an eat-in area, while the sun-filled rear addition provides the perfect spot to relax. On warmer days, open the sun room doors to connect seamlessly to the patio and perennial gardens to grow herbs & vegetables. Impressive architectural features abound, including soaring ceilings with recessed pot lights, 3 vaulted ceiling areas with large skylights, and custom wood doors with opaque glass panels throughout. The home is outfitted with updated windows adorned with elegant California shutters and blinds, ensuring both beauty and privacy. Offering Aprx. 2,500 square feet of living space on 4 levels (MPAC), this surprisingly bright and spacious home is a rare gem. With every detail thoughtfully considered and expertly executed, it is truly a place you will be proud to call home. Workshop storage shed currently sits in what was the second parking space and features room to store a motorcycle, a hydro panel and convenient EV charger. Low maintenance mature perennial pollinator garden & large natural stone slabs in front yard. Sliding gate access to parking from rear lane way.

Extras:

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