



<b>729 Dupont St</b>		<b>Sold: \$1,050,000</b>
<b>Toronto Ontario M6G 1Z5</b>		<b>List: \$1,049,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
<b>Taxes:</b> \$6,349/2025	<b>For:</b> Sale	<b>% Dif:</b> 100
<b>Sold Date:</b> 10/04/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 2
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 2
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	20 x 148 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> Dupont/Christie <b>Directions:</b> Dupont Between Shaw and Christie		

**MLS#:** W12440847 **PIN#:** 212660409  
**Legal:** LT 176 BLK B PL 991 CITY WEST S/T & T/W CT64788 EXCEPT EASEMENT THEREIN OVER LT 173 BLK B PL 991; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished / Walk-Up	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Propr Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete Block		<b>Oth Struct:</b>
<b>Assessment:</b> 2025 <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	15.88	x 11.29	
2	Dining	Ground	12.8	x 9.09	
3	Living	Ground	13.22	x 10.73	
4	Prim Bdrm	2nd	15.09	x 11.75	
5	2nd Br	2nd	12.04	x 9.22	
6	3rd Br	2nd	14.07	x 11.98	
7	Rec	Bsmt	23.49	x 13.48	
8	Utility	Bsmt	22.08	x 10.07	

**Client Remks:** Welcome to 729 Dupont Street. This 2 Storey Brick Home Is Being Offered For Sale For The First Time In Over 50 Years. This Home Was Lovingly Cared For By The Owners And Features A Large Eat In Kitchen With Sliding Glass Walkout To Fenced Back Yard, 3 Generous Size Bedrooms With Closets, Separate Living And Dining Rooms, Partially Finished Basement With Walk Up To The Back Yard And Double Detached Garage. This Home Is Steps To Farm Boy And Transit. There Is Potential For A 2 Sty. Laneway House  
**Inclusions:** Existing Fridge, Stove, Washer, Dryer, B/I Dishwasher, All Appliances Are As Is Condition, All Existing Light Fixtures, All Window Coverings, Front Porch Chairs And Table, Garage Door Opener And Remote,  
**Listing Contracted With:** CENTURY 21 WENDA ALLEN REALTY800-746-9464



<b>60 Salem Ave</b>		<b>Sold: \$1,210,000</b>
<b>Toronto Ontario M6H 3C1</b>		<b>List: \$1,099,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
<b>Taxes:</b> \$5,685.81/2025	<b>For:</b> Sale	<b>% Dif:</b> 110
<b>Sold Date:</b> 09/11/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 17
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	18.5 x 130 Feet	<b>Washrooms:</b> 3
	<b>Irreg:</b>	1x3xMain, 1x3x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> Dufferin/Bloor <b>Directions:</b> Dufferin/Bloor		

**MLS#:** W12362180      **PIN#:** 212920336  
**Legal:** PT LT 39 BLK E PL 622 NORTH WEST ANNEX AS IN CT699359; S/T CA699359; CITY OF TORONTO

<b>Kitchens:</b> 3 <b>Fam Rm:</b> N <b>Basement:</b> Apartment <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Hospital, Library, Public Transit <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> In-Law Suite	<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> In Addition To <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 10.27	Laminate	Window	
2	Kitchen	Main	11.42	x 12.47	Laminate	Walk-Out	Window
3	Br	Main	9.88	x 13.42	Laminate	Window	
4	Living	Ground	13.45	x 11.91	Hardwood Floor	Window	
5	Kitchen	Ground	11.65	x 9.97	Ceramic Floor	Window	Pantry
6	Br	Ground	13.39	x 12.6	Hardwood Floor	Window	Closet
7	Living	Bsmt	12.01	x 15.19	Ceramic Floor	Window	
8	Kitchen	Bsmt	11.22	x 12.3	Ceramic Floor		
9	Br	Bsmt	9.61	x 9.91	Laminate	Closet	

**Client Remks:** EXCELLENT INVESTMENT OPPORTUNITY - DETACHED TRIPLEX NEAR DUFFERIN AND BLOOR. DISCOVER THIS 2 STORY DETACHED TRIPLEX IN A HIGHLY SOUGHT AFTER POCKET OF TORONTO. JUST STEPS FROM DUFFERIN AND BLOOR. FEATURING 1 BEDROOM EACH ON 3 SELF CONTAINED APARTMENTS (CURRENTLY TENANTED) THIS PROPERTY IS IDEAL FOR INVESTORS OR FAMILIES SEEKING MULTI UNIT LIVING WITH STRONG RENTAL POTENTIAL. COMMON LAUNDRY AREA, DOUBLE CAR GARAGE WITH LANEWAY ACCESS. POTENTIAL FOR GARDEN SUIT. NEAR SUBWAY STATIONS, SCHOOLS, HOSPITALS, RESTAURANTS. THIS HOME OFFERS RARE OPPORTUNITY TO OWN A FLEXIBLE INCOME- GENERATING PROPERTY IN A VIBRANT URBAN NEIGHBORHOOD. CHECK FOR FLOOR PLANS IN ATTACHMENTS. POTENTIAL FOR GARDEN SUITE (SUBJECT TO CITY APPROVAL).

**Inclusions:** ALL APPLIANCES (2 GAS STOVE, 1 ELECTRIC, 3 FRIDGE) WASHER AND DRYER

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



443 Concord Ave		Sold: \$1,300,000
Toronto Ontario M6H 2P9		List: \$1,199,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,137.18/2024	For: Sale	% Dif: 108
Sold Date: 08/29/2025		
SPIS: N	Last Status: SLD	DOM: 11
Detached	Fronting On: E	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	16.67 x 124 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Ossington & Bloor Directions: West of Ossington & North of Bloor		

**MLS#:** W12349810 **PIN#:** 212830044  
**Legal:** PCL 39-3 SEC M60; PT LT 39 E/S PRESTON AV PL M60 TORONTO COMM AT THE SW ANGLE OF THE SAID LT; See Schedule 'B'

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding / Wood	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Covered, Lane, Private Double	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Arts Centre, Family Room, Fenced Yard, Hospital, Park, Public Transit, School	<b>HST Applicable to:</b> Not Subject to HST
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Water Heater, Sump Pump, In-Law Capability	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle	<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Farm/Agr:</b>
<b>Foundation:</b> Brick, Poured Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b> Unknown
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.43	x 21.65	Hardwood Floor	Pot Lights	2 Pc Bath
2	Dining	Main	10.43	x 21.65	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Main	13.25	x 9.15	Tile Floor	Stainless Steel Appl	Double Sink
4	Mudroom	Main	8.66	x 4.99	Tile Floor	Enclosed	W/O To Yard
5	Prim Bdrm	2nd	13.42	x 9.74	Hardwood Floor	Double Closet	4 Pc Bath
6	2nd Br	2nd	9.74	x 7.35	Hardwood Floor	Closet	Picture Window
7	3rd Br	2nd	11.52	x 8.43	Hardwood Floor	Closet	Picture Window
8	Rec	Lower	18.77	x 10.07	Tile Floor	Finished	3 Pc Bath
9	Laundry	Lower	18.01	x 7.51	Tile Floor	Laundry Sink	Updated

**Client Remks:** Welcome to this truly fabulous detached home nestled in the heart of Dovercourt Village a vibrant, family-friendly neighbourhood known for its charm and community feel. This stunning 3-bedroom, 3-bathroom residence offers an exceptional blend of modern living and classic character. Step inside to a fabulous enclosed front porch leading to an open-concept main floor that immediately impresses with high, soaring ceilings and an airy, light-filled layout. The living and dining areas flow seamlessly, perfect for both everyday family life and elegant entertaining. The gourmet kitchen is a true showstopper, featuring sleek quartz countertops and high-end stainless steel appliances, ideal for casual meals and social gatherings. Upstairs, you'll find three spacious bedrooms, each thoughtfully designed with large closets and bright windows, offering peaceful retreats for the whole family. The finished basement provides additional living space ideal for a media room, home office, or guest suite and conveniently includes a modern full bathroom. Supplement your monthly expenses by easily converting the basement back to an apartment. It was used as a separate apartment by the previous owner. Outside, discover a stunning, professionally landscaped backyard a true urban oasis perfect for relaxing, barbecuing, and entertaining. With lush greenery, a beautiful deck, and space to dine alfresco, its like having a private park at your doorstep. The home also boasts two-car parking (a rare find in the area!), ensuring everyday convenience without compromise. Move-in ready, meticulously maintained, and just steps from Dovercourt Park, top schools, cafes, and transit, this is a rare opportunity to live your best city life in one of Toronto's most sought-after communities. Very Strong Walk/Transit/Bike Scores.

**Inclusions:** See Schedule B  
**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337



<b>910 Dovercourt Rd</b> <b>Toronto Ontario M6H 2X5</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,829.09/2025 <b>Sold Date:</b> 11/02/2025 <b>SPIS:</b> N Detached <b>Link:</b> N 2 1/2 Storey			<b>Sold:</b> \$1,150,000 <b>List:</b> \$1,199,800 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Last Status:</b> SLD <b>DOM:</b> 22 <b>Fronting On:</b> W <b>Acreage:</b> 20 x 125 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Dovercourt/Hallam <b>Directions:</b> West
			<b>Rms:</b> 8 + 3 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 3 1x4, 1x3, 1x4

**MLS#:** W12458109 **PIN#:** 212830460

**Legal:** Pt Lt 42 Blk K Pl 622

<b>Kitchens:</b> 3 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Interior Feat: None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.91	x 11.09	Eat-In Kitchen	Tile Floor	Pantry
2	Living	Main	12.4	x 11.71	Hardwood Floor	Bay Window	
3	Br	Main	12.86	x 10.5	Hardwood Floor	Window	
4	Kitchen	2nd	12.04	x 8.2	Tile Floor		
5	Prim Bdrm	2nd	12.2	x 14.11	Hardwood Floor	W/O To Balcony	Closet
6	Br	2nd	11.91	x 9.28	Laminate	Closet	
7	Br	3rd	12.7	x 9.28	Laminate	Closet	
8	Br	3rd	11.52	x 9.28	Laminate	Closet	
9	Laundry	Bsmt	11.38	x 4.1			
10	Kitchen	Bsmt	7.09	x 7.51	Tile Floor		
11	Rec	Bsmt	22.11	x 13.71	Tile Floor		

**Client Remks:** Great Investment opportunity! Welcome to this truly fabulous detached home nestled in the heart of One Of Toronto's Most Sought-After Neighbourhoods Dovercourt Village a vibrant, family-friendly neighbourhood known for its charm and community feel. Supplement your monthly expenses by easily converting the house into 3 units ( bsm. apt.; 1st floor 1 bdr. unit; and 2nd plus 3rd floor 2 bdr. unit) or 2 large units: ( bsm. unit plus upstairs 3 story unit )or ( bsm. plus 1st floor unit; and 2nd. plus 3rd. floor unit). Adding even more value, the property includes a detached double-car garage with laneway access. This space provides ample storage and exciting potential for a 2-storey laneway house, offering a smart path to multi-generational living. This is urban living at its finest steps to TTC, parks, schools, cafes, and some of the city's best restaurants. Detached. Income-Generating. In One of Toronto's Coolest Neighbourhoods. Don't miss your chance to call this one home or money maker investment!

**Inclusions:** all the existing appliances and window coverings

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





<b>1197 Dufferin St</b> <b>Toronto Ontario M6H 4B7</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,043/2024 <b>For:</b> Sale <b>% Dif:</b> 92 <b>Sold Date:</b> 09/20/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 18		
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 20 x 131 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 3 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x5x2nd, 1x5xBsmt
<b>Dir/Cross St:</b> Dufferin/Dupont <b>Directions:</b> Dufferin and Hallam		

<b>MLS#:</b> W12373744 <b>Assignment:</b> N <b>Legal:</b> PT LT 22 BLK O PL 622 NORTH WEST ANNEX AS IN CT658552; CITY OF TORONTO		<b>PIN#:</b> 212910044 <b>Fractional Ownership:</b> N
<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1910 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding / Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> <b>Interior Feat:</b> Primary Bedroom - Main Floor, In-Law Capability	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown

<b>Topography:</b> Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.99	x 10.99	Combined W/Dining Hardwood Floor
2	Dining	Main	10.99	x 12.76	Combined W/Living Hardwood Floor
3	Kitchen	Main	10.66	x 10.43	W/O To Yard
4	Breakfast	Main	6.33	x 11.58	Eat-In Kitchen
5	Br	Main	11.68	x 7.41	Hardwood Floor
6	Prim Bdrm	2nd	9.68	x 12.76	
7	2nd Br	2nd	9.51	x 10.07	Hardwood Floor
8	3rd Br	2nd	8.07	x 12.24	Hardwood Floor
9	Rec	Lower	20.73	x 14.76	W/O To Yard
10	Kitchen	Lower	12.01	x 12.01	
11	Laundry	Lower	10.01	x 9.74	

**Client Remks:** Welcome to 1197 Dufferin Street, a fully detached 4-bedroom home in the heart of Dovercourt. Perfectly suited for a growing family or a savvy investor, this property blends space, comfort, and opportunity. Step inside to discover a bright open-concept living and dining area, a convenient main-floor bedroom, and a spacious eat-in kitchen with a walk-out to the fully fenced, interlocked backyard, an ideal space for gatherings, entertaining, or everyday living. Upstairs, you'll find three generously sized bedrooms and a 5-piece bathroom. The finished basement expands your living options with its own kitchen, full bathroom, laundry, and a separate entrance - ideal for extended family, or potential for rental income. Adding even more value, the property includes a detached double-car garage with laneway access. This versatile space provides ample storage and exciting potential for a 2-storey laneway house, offering a smart path to additional income or multi-generational living. Situated in a family-friendly community, you'll be within walking distance of Dufferin Subway Station and the soon-to-open 80,000+ sq. ft. Wallace Emerson Recreation Centre. The area is thriving with local gems - from artisanal bakeries and cozy coffee shops to craft breweries and hip eateries along Geary, Dupont, Ossington, and Bloor. 1197 Dufferin Street isn't just a home, its a lifestyle and an investment in one of Toronto's most dynamic neighbourhoods.

**Inclusions:** 2 Fridges, 2 Stoves, Built-In Microwave, Washer & Dryer (Appliances "as is") All Electrical Light Fixtures & Window Coverings

**Listing Contracted With:** RE/MAX PROFESSIONALS INC.416-236-1241



<b>53 Burnfield Ave</b>		<b>Sold: \$1,270,000</b>
<b>Toronto Ontario M6G 1Y4</b>		<b>List: \$1,299,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
<b>Taxes:</b> \$6,216/2024	<b>For:</b> Sale	<b>% Dif:</b> 98
<b>Sold Date:</b> 12/01/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 42
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 2
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1
2-Storey	20.12 x 108.51 Feet	<b>Washrooms:</b> 3
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt, 1x3xBsmt
<b>Dir/Cross St:</b> Ossington/Dupont <b>Directions:</b> Ossington/Dupont		

<b>MLS#:</b> W12473801	<b>PIN#:</b> 212660739
<b>Legal:</b> PT LTS 1 & 2 PL 814 CITY WEST AS IN CA351360, CITY OF TORONTO	

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Septic
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Roof:</b> Unknown		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.86	x 11.15	Hardwood Floor	Open Concept	Laminate
2	Dining	Main	14.76	x 11.32	Hardwood Floor	Open Concept	Laminate
3	Kitchen	Main	17.88	x 14.7	W/O To Yard	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	14.44	x 12.3			
5	2nd Br	2nd	12.66	x 9.19			
6	3rd Br	2nd	12.57	x 9.25			
7	Living	Bsmt	0	0			

**Client Remks:** Beautifully updated home with 3 spacious bedrooms plus a finished basement with 4th bedroom. Basement has a separate walk-up, plumbing ready for a kitchen - ideal as a 1-bed apartment. Features include new electrical & drains, pot lights, 9' ceilings, crown moulding, wainscoting, modern kitchen & 3 full washrooms. Enjoy a big backyard, registered front yard parking, and a family-friendly neighborhood steps to schools, shops, malls & nightlife! Offers anytime - priced to sell

**Inclusions:** 2 Fridge, 2 double oven, Dish Washer, Washer ,and Dryer, 6 burner stove top, Mini Bar Fridge

**Listing Contracted With:** NEW ERA REAL ESTATE 416-508-9929



<b>852 Ossington Ave</b> <b>Toronto Ontario M6G 3V1</b>		<b>Sold: \$1,400,000</b> <b>List: \$1,440,000</b>	
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
<b>Taxes:</b> \$6,509.13/2024		<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 07/07/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 55	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 2	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	24 x 124 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4xBsmt, 1x4x2nd	
<b>Dir/Cross St:</b> Bloor & Ossington <b>Directions:</b> Bloor & Ossington			

<b>MLS#:</b> W12145737	<b>PIN#:</b> 212830161
<b>Assignment:</b> N	
<b>Legal:</b> PLAN M60 PT LOT 105 PT LOT 106	

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1964 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Shingles <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> <b>Exterior Feat:</b> Lighting, Paved Yard <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Tank-Gas <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.44	x 9.32	Ceramic Floor	Eat-In Kitchen	Window
2	Living	Main	15.26	x 11.58	Hardwood Floor	Combined W/Dining	Window
3	Dining	Main	12.3	x 11.65	Hardwood Floor	Combined W/Living	Window
4	Prim Bdrm	Upper	13.62	x 11.38	Hardwood Floor	Closet	Window
5	2nd Br	Upper	11.48	x 11.32	Hardwood Floor	Closet	Window
6	3rd Br	Upper	14.44	x 9.19	Laminate	Closet	Window
7	Kitchen	Lower	18.04	x 9.19	Ceramic Floor	Eat-In Kitchen	W/O To Yard
8	Br	Lower	18.93	x 11.48	Parquet Floor	Closet	

<b>Client Remks:</b> Nestled In The Heart Of Wallace Emmerson Junction. This Bright Lovingly Maintained Custom Three Bedroom, 2 Bath Home Offers A Spacious Floor Plan, Updated Kitchen, Furnace (2025), In-Law Suite Offers High Ceilings And A Separate Entrance, Fenced Yard And Double Car Garage. Featuring Walking Distance To: Bloor Subway/TTC, Trendy Restaurants, Shopping, Schools, Churches And Parks. <b>Inclusions:</b> Existing 2 Fridges, 2 Stoves, 2 Exhaust Fans, Window Coverings, Washer/Dryer, All Elfs, Garage Door Opener + One Remote <b>Listing Contracted With:</b> ROYAL LEPAGE REALTY CENTRE905-279-8300							
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<b>237 Bartlett Ave</b> <b>Toronto Ontario M6H 3G3</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$6,537.93/2025 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Sold Date:</b> 11/19/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 29			<b>Sold: \$1,440,000</b> <b>List: \$1,498,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 24 x 138 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 3 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Dupont St and Bartlett Ave <b>Directions:</b> Dupont St and Bartlett Ave

**MLS#:** W12474626      **PIN#:** 212900196  
**Legal:** PT LT 8 BLK S PL 622 NORTH WEST ANNEX AS IN CA517487; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Metal <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> Floor Drain, Storage, Storage Area Lockers, Water Heater, Water Heater Owned, Water Meter	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 16.47	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	13.32	x 10.83	Bay Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	12.99	x 13.39	Tile Floor	Separate Rm	Window
4	Family	Main	12.99	x 11.15	Broadloom	O/Looks Backyard	Large Window
5	Prim Bdrm	2nd	11.91	x 13.91	Bay Window	Hardwood Floor	Closet
6	2nd Br	2nd	11.91	x 11.98	Broadloom	Closet	Window
7	3rd Br	2nd	12.99	x 9.42	Broadloom	Window	O/Looks Backyard
8	Bathroom	2nd	7.48	x 4.89	Tile Floor	3 Pc Bath	
9	Bathroom	Bsmt	6.07	x 9.06	4 Pc Bath		
10	Rec	Bsmt	17.39	x 26.8			

**Client Remks:** From morning coffee in the sunroom to evenings under the stars, this home was made for life's best moments. Welcome to 237 Bartlett Avenue, a detached 3-bedroom, 2-bath residence that perfectly balances character, comfort, and convenience. Inside, the home has been freshly painted and thoughtfully updated, featuring restored hardwood floors in the living, dining and primary bedroom and new light fixtures. The layout includes a spacious living and dining room for entertaining, a bright sunroom and a cozy sitting/family room off the kitchen-ideal for everyday living and quiet evenings in. Upstairs, three well-proportioned bedrooms provide flexibility for families, guests, or a home office. The outdoors is where this home truly stands out. Professionally landscaped front and back yards create serene, functional spaces for relaxing or entertaining. A deep 138-foot lot offers room to play, garden, or simply enjoy the seasons in privacy-a rare find for a detached home in this area. A deck and backyard shed add style and practicality, while a permitted front parking pad adds convenience. The durable metal roof ensures peace of mind for years to come. Set on a quiet, tree-lined street, this detached home is surrounded by some of Toronto's best amenities. Schools, parks, and transit are just steps away, while Bloor Street and Geary Avenue offer vibrant shopping, dining, and community charm. This wonderful home is waiting for you!

**Inclusions:** All existing appliances including fridge, stove, dishwasher, clothes washer and clothes dryer. All existing light fixtures and all existing window coverings.

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





90 Westmoreland Ave			Sold: \$1,607,000
Toronto Ontario M6H 2Z7			List: \$1,678,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$6,349.41/2024	For: Sale	% Dif: 96	
Sold Date: 10/08/2025			
SPIS: N	Last Status: SLD	DOM: 34	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	21 x 131 Feet	Washrooms: 3	
	Irreg:	1x3xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor St W./Dovercourt Rd Directions: 90 Westmoreland Ave, Toronto			

**MLS#:** W12379918

**PIN#:** 212920454

**Legal:** Plan 622 Pt Lot 34

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Stone	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out / Apartment	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Interior Feat: Carpet Free	<b>HST Applicable to:</b> Not Subject to HST
<b>Lot Size Source:</b> Survey		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle		<b>Farm/Agr:</b>
<b>Foundation:</b> Stone		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Year:</b> 1998
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 10.93	Bay Window	Hardwood Floor	3 Pc Bath
2	Dining	Main	13.16	x 10.93	Large Window	Hardwood Floor	B/I Shelves
3	Kitchen	Main	12.6	x 12.07	Renovated	Stainless Steel Appl	Centre Island
4	Mudroom	Main	11.32	x 5.25	Sliding Doors	W/O To Yard	B/I Closet
5	Prim Bdrm	2nd	15.85	x 10.83	Bay Window	Hardwood Floor	B/I Closet
6	2nd Br	2nd	11.42	x 10.83	Large Window	Hardwood Floor	B/I Closet
7	3rd Br	2nd	12.66	x 11.84	Large Window	Hardwood Floor	B/I Closet
8	Office	2nd	8.43	x 5.35	Large Window	Hardwood Floor	4 Pc Bath
9	Rec	Bsmt	12.01	x 11.42	Wet Bar	Tile Floor	Panelled
10	4th Br	Bsmt	17.16	x 11.84	Above Grade Window	Laminate	3 Pc Bath
11	Kitchen	Bsmt	12.66	x 5.25	Walk-Out	Double Sink	Closet

**Client Remks:** If you are a discerning buyer looking for a quiet yet convenient location - green surroundings within walking distance to the TTC and all amenities - you've found it! If you appreciate a meticulously maintained house with solid structure and curb appeal, need two rare parking spaces, love a comfortable front porch, and value beautiful front and back yards, you've found it! Look no further than 90 Westmoreland Ave, a bright and spacious detached 3-bedroom home with 3 full bathrooms, an office, a great basement apartment with separate entrance, and an amazing 2-car garage in the heart of desirable Dovercourt Village. This well-maintained residence boasts 2,236 sq. ft. of total living space and features soaring ceilings, gleaming hardwood floors, a renovated modern kitchen with ample storage, a convenient rear mudroom, large airy principal rooms, bay windows, comfortable bedrooms, and a baby room/second-floor office - ideal for working from home. The finished walk-up basement offers a cozy rec room with wet bar and a functional one-bedroom apartment with kitchenette, bathroom, and its own all-season covered separate entrance. A welcoming front porch and sunny south-facing backyard provide the perfect setting for relaxing outdoors, while the 2-car garage offers a potential laneway suite. This home is equally perfect for families and investors looking for a cash-flow property (the third bedroom has a kitchen rough-in to convert the home into three rental units). Just steps from Bloor West, Ossington/Dufferin subway stations, the UP Express Bloor stop, top schools, shopping and dining, Dufferin Grove Park, Dufferin Mall, and the Farmers Market. Don't miss this incredible opportunity to buy a home located in one of Toronto's most vibrant communities that blends old-world charm with modern convenience.

**Inclusions:** Stainless steel appliances (fridge, stove, hood fan). Washer, dryer. All electric light fixtures and window coverings. Basement hood fan and hot plate.

**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200



30 Salem Ave Toronto Ontario M6H 3C1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,740,000 List: \$1,750,000
Taxes: \$8,097.07/2024	For: Sale	% Dif: 100	
Sold Date: 07/25/2025			
SPIS: N	Last Status: SLD	DOM: 17	
Detached	Fronting On: W	Rms: 14	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	22.5 x 130 Feet	Washrooms: 3	
	Irreg:	1x4xUpper, 1x4xBsmt, 1x3xUpper	
Dir/Cross St: Bloor St W /Dufferin St Directions: Bloor St W /Dufferin St			

**MLS#:** W12270653      **PIN#:** 212920323  
**Legal:** Pt Lt 45 Blk E PI 622 North West Annex As IN WD117589; S/T Interest n CA511955; City of Toronto

<b>Kitchens:</b> 2 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1962 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1.5 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Library, Park, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Landscaped, Lighting, Paved Yard, Porch <b>Interior Feat:</b> Accessory Apartment, Auto Garage Door Remote, Carpet Free, Guest Accommodations, In-Law Capability, In-Law Suite, Storage, Water Heater	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Accessibility Feat:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> Aux Residences <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	32.28	x 14.73	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	32.28	x 14.73	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	14.67	x 10.37	Ceramic Floor	Family Size Kitchen	
4	Prim Bdrm	Upper	10.37	x 12.57	Hardwood Floor	B/I Closet	Window
5	2nd Br	Upper	11.52	x 8.63	Hardwood Floor	Window	Open Concept
6	3rd Br	Upper	14.83	x 11.42	Hardwood Floor	Window	Double Closet
7	Rec	Bsmt	25.72	x 14.5	Laminate	Open Concept	4 Pc Bath
8	Kitchen	Bsmt	14.37	x 10.93	Ceramic Floor	Eat-In Kitchen	Open Concept
9	Foyer	Bsmt	6.33	x 17.39	Laminate	Window	
10	Utility	Bsmt	14.27	x 5.91	Window	Partly Finished	Open Concept
11	Other	Upper	17.72	x 17.36	Open Concept	3 Pc Bath	

**Client Remks:** Welcome To 30 Salem Ave In The Vibrant Bloor/Dufferin Community, Steps To Bloor St And Dovercourt Park. This Incredible Extensively - Upgraded 3 Bdrm, 2 Bath Detached 2-Storey Family Home With Gorgeous 585 Sq Ft, Legal Bachelor 1 Bath Laneway Suite (2022), Offers An Extremely Rare Opportunity In A Highly-Coveted Area Of The City With Turnkey Income/In-Law/Future Family Growth Potential Built-In. Boasting An Airy Open Concept Layout Including Expansive Living/Dining Areas, 2 Full Size Eat-In Family Sized Kitchens, 2 Sep Entrances To The Fully-Finished Bsmt Complete With Lrge Rec Room/2nd Kitchen & 4pc Bath +++. Take The W-Out From The Upstairs Kitchen Into The Fully Paved/Yard Which Features Your Very Own Private Laneway Suite Ready To Enjoy Or Get To Work For You (\$\$\$)! A Fully Renovated/Upgraded Garage/Workshop (1 Vehicle + Storage) Is Yours To Enjoy As Well. Steps To Dufferin & Ossington Subway Stops, Bloor St. Shops, Schools, Parks, Dufferin Mall +++. There Are Building Plans Available For Renovations/Extension Of The Property. This Super Unique Opportunity Will Not Last! Way To Many To Mention! Please See Attached List On MLS Listing.

**Inclusions:** All Elf's, All Blinds/Window Covrs, All Appls (Upstairs: Fridge, Stove, B/In S/S D/W, S/S MW, Washer, Dryer. (Bsmt: S/S Fridge, B-In D/W) Laneway: B/I S/S Stove, S/S D/W, S/S Fridge, S/S MW/Fan, Washer & Dryer), CAC, Furnance, HWT(O), GDO+Remotes

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



<b>193 Christie St</b> <b>Toronto Ontario M6G 3B5</b> Toronto C02 Annex Toronto <b>Taxes:</b> \$9,373.29/2025 <b>Sold Date:</b> 10/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 122			<b>Sold: \$1,620,000</b> <b>List: \$1,799,000</b>  <b>For:</b> Sale <b>% Dif:</b> 90
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 24.9 x 129.95 Feet <b>Irreg:</b>	<b>Rms:</b> 10 + 2 <b>Bedrooms:</b> 6 + 2 <b>Washrooms:</b> 4 1x4xMain, 1x4x2nd, 1x4x3rd, 1x4xBsmt	<b>Dir/Cross St:</b> Dupont Street & Christie Street <b>Directions:</b> Dupont Street & Christie Street

<b>MLS#:</b> C12213793	<b>PIN#:</b> 212250230
<b>Legal:</b> LT 107 PL 560 NORTH WEST ANNEX; CITY OF TORONTO	

<b>Kitchens:</b> 1 + 3 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> Survey <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 8 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> R (d1.0) (x7) <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Existing approvals to build 4 units + laneway suite in Seaton Village, steps from the Annex neighbourhood. Approved for a three storey fourplex and a two storey laneway house with two car garage. Building permit ready to be submitted. 24.9 x 129.95 ft lot. Laneway access at the rear of the property. Located directly across the street from Fiesta Farms and 500 m from Christie Subway Station. 250m from Christie Pits Park.					
<b>Listing Contracted With:</b> CBRE LIMITED 416-494-0600					



<b>4 Manchester Ave</b> <b>Toronto Ontario M6G 1V3</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$7,638.90/2024 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 08/02/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 31			<b>Sold: \$1,865,000</b> <b>List: \$1,899,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 25 x 50 Feet <b>Irreg:</b>	<b>Rms:</b> 8 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x4x2nd, 1x3x2nd, 1x3xBsmt <b>Dir/Cross St:</b> Dupont/Shaw/Ossington <b>Directions:</b> Dupont/Shaw/Ossington	

**MLS#:** W12256863      **PIN#:** 212660275  
**Legal:** PT LT 14 PL 773 CITY WEST AS IN CT329910; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Rectangular <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Other <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Public Transit <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.45	x 15.45	Combined W/Dining	W/O To Sundeck	
2	Dining	Main	15.45	x 14.14	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	15.45	x 14.14	Centre Island	Modern Kitchen	Hardwood Floor
4	Prim Bdrm	2nd	16.5	x 15.32	W/I Closet	Ensuite Bath	Hardwood Floor
5	2nd Br	2nd	10.89	x 9.78	Large Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	7.35	x 15.58	Sliding Doors	Hardwood Floor	
7	Rec	Bsmt	15.58	x 14.6	Window	Laminate	
8	Laundry	Bsmt	7.58	x 6.86	Laminate		

**Client Remks:** Absolutely stunning and completely transformed, this turnkey home has been meticulously renovated from top to bottom, inside and out. Featuring sleek modern finishes and a bright open-concept main floor, it offers both style and substance. Every detail reflects exceptional craftsmanship -- from the upgraded roof structure and brand new hardwood floors (with a 35-year warranty), to the all-new plumbing, HVAC, and electrical systems. All new windows and doors throughout come with a 25-year warranty, enhancing the curb appeal, energy efficiency and peace of mind. The fully finished basement, complete with interior waterproofing, adds valuable, comfortable living space. Step outside to a charming, low-maintenance backyard with a brand-new wood deck perfect for summer evenings. The curb appeal shines with new front steps and a fresh concrete driveway. Located just steps from Christie Pits Park and 24-hour transit, this home offers the best of city living in a quiet, family-friendly neighbourhood. Simply move in and enjoy effortless living in a home that feels brand new in every way.

**Inclusions:** All stainless steel appliances (fridge, stove, dishwasher, microwave), vent hood, full-size side-by-side washer and dryer. All custom window coverings, all designer light fixtures. All patio furniture and stainless steel BBQ included!

**Listing Contracted With:** BRAD J. LAMB REALTY 2016 INC. 416-368-5262





<b>404 Delaware Ave</b> <b>Toronto Ontario M6H 2T8</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$10,964.42/2025 <b>For:</b> Sale <b>% Dif:</b> 110 <b>Sold Date:</b> 09/24/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 14			<b>Sold: \$2,200,000</b> <b>List: \$1,998,000</b>
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 25 x 80 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 1 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 5 1x2xMain, 2x3x2nd, 1x4x3rd, 1x2xBsmt	<b>Dir/Cross St:</b> Bloor St W and Ossington Ave <b>Directions:</b> Bloor St W and Ossington Ave

**MLS#:** W12393820      **PIN#:** 212830676  
**Legal:** PT LT 28-29 BLK I PL 622 NORTH WEST ANNEX AS IN WD112299; CITY OF TORONTO


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Flat <b>Foundation:</b> Poured Concrete, Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Deck, Patio, Porch <b>Interior Feat:</b> Bar Fridge, Built-In Oven, Carpet Free, Countertop Range <b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Tank-Gas <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.09	x 12.4	Large Window	Hardwood Floor	Open Concept
2	Dining	Main	12.99	x 9.42	Hardwood Floor	Window Flr to Ceil	Combined W/Kitchen
3	Kitchen	Main	17.91	x 8.66	B/I Appliances	Centre Island	W/O To Patio
4	2nd Br	2nd	11.91	x 11.84	3 Pc Ensuite	W/I Closet	O/Looks Frontyard
5	3rd Br	2nd	10.6	x 8.92	Hardwood Floor	Large Closet	O/Looks Backyard
6	4th Br	2nd	9.42	x 9.09	Closet	Window	Hardwood Floor
7	Prim Bdrm	3rd	13.16	x 12.5	4 Pc Ensuite	W/I Closet	Fireplace Insert
8	Rec	Bsmt	19.75	x 17.49	Open Concept	Laminate	Pot Lights

**Client Remks:** Your Private Retreat in the City. Step into the lap of luxury with this impeccably crafted home, complete with a rare double car garage and exquisite finishes throughout. The chefs kitchen is a show stopper - stone counters, Thermador appliances, and a sleek soft closing cabinets pantry designed for both everyday living and entertaining in style. Spa-inspired bathrooms feature dramatic full-slab walls, rivaling Toronto's most exclusive retreats. The primary suite is a true sanctuary with sweeping CN Tower views from your private terrace, paired with a built-in beverage centre and bar perfect for crisp fall evenings under the stars. With wide-plank hardwood floors, glass railings, built-in ceiling speakers, and seamless modern design, the only thing left to bring is your toothbrush.

**Inclusions:** All window coverings, electric light fixtures. Thermador fridge/freezer, dish washer, oven, gas cooktop, hood vent, built-in microwave/oven, built in coffee maker, GE wine fridge, Brizo faucets, integrated speakers, full surround sound system, alarm system, Samsung clothes washer and dryer, air conditioning system.

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



**57 Westmoreland Ave**  
**Toronto Ontario M6H 2Z8**  
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**Taxes:** \$10,471.83/2024  
**Sold Date:** 07/16/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 8

**Sold: \$2,250,000**  
**List: \$2,299,000**  
**For:** Sale  
**% Dif:** 98  
**Fronting On:** E  
**Acreage:** 24 x 132 Feet  
**Irreg:**  
**Rms:** 9 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 5  
1x2xGround, 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x4xBsmt  
**Dir/Cross St:** Bloor and Dufferin **Directions:** Westmoreland and Shanly

**MLS#:** W12271013  
**Assignment:** N  
**Legal:** Part Lot 22 Blk G Plan 622

**PIN#:** 212830380  
**Fractional Ownership:** N

**Kitchens:** 1 + 1  
**Fam Rm:** Y  
**Basement:** Apartment / Separate Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1912  
**Yr Built Source:** MPAC  
**Apx Sqft:** 3000-3500  
**Roof:** Asphalt Shingle, Membrane  
**Foundation:** Poured Concrete  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:** Brick  
**Gar/Gar Spcs:** Detached / 1  
**Park/Drive:** Mutual  
**Drive:** Mutual  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Public Transit, School  
**Exterior Feat:** Deck, Porch  
**Interior Feat:** Accessory Apartment

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

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	32.58	x 15.58	Gas Fireplace Bay Window Pot Lights
2	Dining	Main	32.58	x 15.58	Combined W/Living Picture Window Pantry
3	Kitchen	Main	15.58	x 8.3	Breakfast Bar Stainless Steel Appl Custom Backsplash
4	Laundry	Main	7.91	x 6.79	Separate Rm B/I Shelves Walk-Out
5	Prim Bdrm	2nd	15.58	x 10.1	4 Pc Ensuite W/I Closet W/W Closet
6	2nd Br	2nd	10.43	x 9.15	Hardwood Floor Large Closet Semi Ensuite
7	3rd Br	2nd	15.58	x 10.37	Hardwood Floor Semi Ensuite O/Looks Frontyard
8	Family	3rd	15.39	x 12.37	3 Pc Ensuite Hardwood Floor W/O To Deck
9	4th Br	3rd	11.58	x 11.42	W/I Closet Hardwood Floor O/Looks Frontyard
10	Living	Bsmt	19.26	x 14.76	Combined W/Dining Pot Lights Above Grade Window
11	Dining	Bsmt	19.26	x 14.76	Combined W/Living Above Grade Window Pot Lights
12	Kitchen	Bsmt	19.26	x 14.76	Breakfast Bar Combined W/Dining Stainless Steel Appl
13	5th Br	Bsmt	12.86	x 12.24	Large Closet Above Grade Window
14	Laundry	Bsmt	0	0	Sliding Doors Separate Rm

**Client Remks:** Boldly reimagined and beautifully executed, this fully detached 2.5-storey home blends timeless architecture with modern convenience in a location that puts everything within reach. Inside, rich hardwood floors and oversized picture windows set the tone for bright, elegant living. The main floor offers a flowing, open-concept layout with a cozy gas fireplace, designer lighting, and a sleek powder room for guests. The chef's kitchen is equipped with top-tier appliances, a walk-in pantry, and a laundry-equipped mudroom that walks out to the backyard. Upstairs, wrought-iron railings lead to two full levels of private space. The second floor includes a luxurious primary suite with spa-like ensuite, featuring a skylit soaker tub and multi-jet shower, plus a Jack and Jill bathroom connecting two additional bedrooms with custom closets. On the third floor, you'll find a second full suite ideal for guests, teens, or working from home, complete with its own 3-piece bath, sitting area, and walkout to a terrace with stunning CN Tower views. The basement apartment offers high ceilings, excellent light, full kitchen and laundry, a spacious 4-piece bath, and a serene bedroom, soundproofed and waterproofed for complete privacy. A detached single-car garage (with EV charger) and parking for three. Steps to Ossington Station, parks, shops, and Bloor's best amenities - this is city living without compromise.  
**Inclusions:** All electric light fixtures, all window coverings, main floor kitchen stainless steel appliances including Whirlpool fridge, Whirlpool gas cooktop, range hood, built-in Fisher and Paykel dual double drawer dishwasher, Whirlpool built-in wine cooler, Whirlpool built-in modern microwave and built-in modern electronic Whirlpool oven with touchscreen controls, main floor Maytag washer and dryer, basement kitchen appliances including Whirlpool fridge, Kitchenaid built-in dishwasher, Whirlpool stove, Broan range hood, Whirlpool washer and Maytag dryer, 3 shelving units in main floor walk-in pantry; all bathroom mirrors, 2 Trane air conditioning units with remotes on the third floor, all closet

Prepared By: MAGGIE LIND, Salesperson  
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Printed On: 12/01/2025 4:29:27 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

organizers, outdoor bike/storage shed, garage EV charger, automatic garage door with one remote, second floor front bedroom bed; basement bed and small dresser, wall-mounted TV, and existing kitchen accessories including cutlery, cutting board and tupperware.

**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



<b>750 Crawford St</b> <b>Toronto Ontario M6G 3K3</b>			<b>Sold: \$2,750,000</b> <b>List: \$2,889,000</b>		
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto					
<b>Taxes:</b> \$12,080.56/2024		<b>For:</b> Sale	<b>% Dif:</b> 95		
<b>Sold Date:</b> 08/26/2025					
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 40			
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 10 + 4			
<b>Link:</b> N	<b>Acreage:</b> 50-99.99	<b>Bedrooms:</b> 4 + 1			
3-Storey	20 x 125 Feet	<b>Washrooms:</b> 6			
	<b>Irreg:</b>	1x2xMain, 1x3x2nd, 1x5x2nd, 2x3x3rd, 1x3xBsmt			
<b>Dir/Cross St:</b> Bloor & Christie			<b>Directions:</b> Bloor St/Christie St		

**MLS#:** W12291343 **PIN#:** 212680290  
**Legal:** PT LT 44 PL 1088 CITY WEST AS IN CA352188; S/T INTEREST IN CA352188

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Apartment	<b>Park/Drive:</b>	<b>Gas:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> Y	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 3000-3500	<b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School, Wooded/Treed	<b>HST Applicable to:</b> Included In
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Patio	<b>Sale Price:</b>
<b>Roof:</b> Other, Metal, Shingles	<b>Interior Feat:</b> Central Vacuum	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete Block, Insulated Concrete Form, Wood Frame, Steel Frame		<b>Oth Struct:</b>
<b>Assessment:</b> POTL: N		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.47	x 10.17	Heated Floor	Hardwood Floor	Gas Fireplace
2	Dining	Main	9.19	x 15.09	Heated Floor	Hardwood Floor	2 Pc Bath
3	Kitchen	Main	24.61	x 10.17	Heated Floor	Hardwood Floor	Stainless Steel Appl
4	Family	Main	7.55	x 11.81	Heated Floor	Hardwood Floor	Folding Door
5	Prim Bdrm	2nd	15.42	x 14.76	Heated Floor	5 Pc Ensuite	B/I Closet
6	2nd Br	2nd	11.48	x 14.76	Heated Floor	3 Pc Ensuite	Hardwood Floor
7	3rd Br	3rd	11.81	x 15.42	Heated Floor	3 Pc Ensuite	Hardwood Floor
8	4th Br	3rd	26.25	x 15.42	Heated Floor	3 Pc Ensuite	B/I Closet
9	Laundry	3rd	6.23	x 6.23	Tile Floor	Laundry Sink	
10	Family	Bsmt	14.11	x 12.47	Heated Floor	Combined W/Dining	Tile Floor
11	Kitchen	Bsmt	10.17	x 12.47	Heated Floor	Tile Floor	
12	5th Br	Bsmt	8.53	x 10.17	Heated Floor	3 Pc Ensuite	B/I Closet
13	Laundry	Bsmt	5.25	x 13.45	Heated Floor	Tile Floor	Laundry Sink

**Client Remks:** This rebuilt detached home has preserved classic Victorian architecture and combined it with a modern interior design. It is constructed to Passive House & Sustainability standards. Designed by renowned architect Paul Dowsett of Sustainable.TO, this 4+1 bedroom home offers approx. 3,900sqft across 4 levels. Clever soundproofing separates the living spaces & a separate entry, legal lower-level apartment that is ideal for income, guests or multigenerational living. More than just a beautiful family home, this is a low energy, sustainable, future-ready residence where architectural integrity meets energy efficiency, cost savings & craftsmanship. This quiet home overlooks the 22-acres of Christie Pits Park with its baseball diamonds (home to the semi-pro Toronto Maple Leafs), outdoor swimming pools, artificial skating rink, basketball, tennis & more. It is also steps to the subway, top schools, & the vibrance of Bloor West. Premium Build quality: Steel beams, industrial-grade plumbing, steel riveted roof, double-sided basement waterproofing, & double-code ROXUL insulation thru-out means that it is built to stand the test of time. It also provides exceptional comfort w/ floor heating thru-out (all under Quebec-grown white oak flooring) for consistent warmth in winter. The tilt-and-turn windows on the ground level creates cross ventilation & Anderson bi-fold doors flood the home w/ natural light. Laundries are on the upper levels & the apartment, and it is designed to be elevator-ready for easy living. In addition, the home is landscaped for low-maintenance with a water fountain, natural gas hookup & has a paved walkway to a detached, heated two-car garage. This exceptional, architected home combines location, lifestyle & future-readiness. Walk Score 97: Steps to TTC subway, Christie Pits Park, UofT, Fiesta Farms, Farm Boy, Loblaws & local bakeries & restaurants. Top Schools Nearby: Essex Junior & Senior, Ecole elementaire du Sacre-Cur, St. Raymond, & Toronto Quest.

**Inclusions:** See attached Features sheet.

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