



<b>1039 Ossington Ave Toronto Ontario M6G 3V9</b>			<b>Sold: \$825,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			<b>List: \$599,000</b>
<b>Taxes:</b> \$5,222/2024	<b>For:</b> Sale	<b>% Dif:</b> 138	
<b>Sold Date:</b> 07/22/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 17	
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8 + 3	
Link:	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2-Storey	16.56 x 89.75 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x4xMain, 1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Ossington/Dupont <b>Directions:</b> Ossington and Dupont			

**MLS#:** W12265121

**PIN#:** 212660049

**Legal:** Pt Lt 5 Pl814 City West As In Ca7415197

<b>Kitchens:</b> 2 + 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 with Walk-Out	<b>Park/Drive:</b> None	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> None	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Library, Park, Place Of Worship, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Accessory Apartment, Carpet Free, In-Law Suite	<b>Retirement:</b>
<b>Foundation:</b> Concrete Block		<b>HST Applicable to Sale Price:</b> Included In
<b>Assessment:</b> POTL:		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b> Garden Shed
<b>Laundry lev:</b>		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.76	x 10.83	Ceramic Floor	Eat-In Kitchen	W/O To Patio
2	Living	Ground	16.4	x 9.19	Hardwood Floor	Open Concept	Wood Trim
3	Br	Ground	10.17	x 10.5	Hardwood Floor	Wood Trim	Window
4	Laundry	Ground	6.56	x 6.89	Ceramic Floor	W/O To Patio	
5	Kitchen	2nd	11.15	x 8.53	Ceramic Floor	Eat-In Kitchen	
6	Living	2nd	13.12	x 11.15	Hardwood Floor	Closet	Bay Window
7	Br	2nd	10.17	x 10.17	Hardwood Floor	Closet	Wood Trim
8	Sunroom	2nd	7.22	x 7.55	Hardwood Floor	Window	
9	Br	3rd	13.12	x 10.83	Hardwood Floor	Closet	Wood Trim
10	Kitchen	Bsmt	12.63	x 12.6	Ceramic Floor	Eat-In Kitchen	
11	Living	Bsmt	12.6	x 9.84	Ceramic Floor	Open Concept	W/O To Patio
12	Br	Bsmt	11.52	x 10.5	Ceramic Floor	3 Pc Ensuite	Closet

**Client Remarks:** 3 self contained units fronting on Ossington Ave! All mechanicals have been recently updated for peace of mind, comfort and efficiency. Roof (2022), Hot Water Tank (Owned - 2025), furnace (High efficiency - 2025), Heat Pump (2025). Units include some updates to the kitchen, floors and bathrooms. Turn key property completely vacant! Live in one and rent the others or rent them all for cash flow! MAIN FLOOR: living room, 1 bedroom, updated 4 piece bathroom, updated kitchen and updated floors. 2ND FLOOR: Living room, 2 bedrooms, den, 4 piece bathroom and kitchen. BASEMENT: Living room, 1 bedroom, 3 piece bathroom and kitchen. Sun filled backyard features a patio area, newer garden shed, and ample daylight to allow for fruit trees and vegetable garden. Currently has rare fruit trees, berries, flowers and herbs. Truly a great backyard space to give a sense of tranquility in the heart of downtown. Wallace Emerson is rapidly evolving, don't miss your chance to get in before the next wave! A smart buy in a dynamic neighbourhood with incredible upside. Tridel is building "The Dupont" around the corner. TTC at your front door, steps to the subway station, steps to eclectic shops and restaurants, trails, parks and so much more! Previous rents were: Basement-\$1,600/M, Main-\$2,100/M, Upper-\$2,450/M. Offers will be reviewed on July 22nd 2025 at 6pm. Neither seller, listing brokerage or listing agent make any representations or warrant the retrofit status of the apartments.

**Inclusions:** NEW MECHANICALS - Roof (2022), Hot Water Tank (Owned - 2025), furnace (High efficiency - 2025), Heat Pump (2025)

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



<b>990 Dovercourt Rd Toronto Ontario M6H 2X5</b>			<b>Sold: \$747,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			<b>List: \$699,999</b>
<b>Taxes:</b> \$4,070/2024	<b>For:</b> Sale	<b>% Dif:</b> 107	
<b>Sold Date:</b> 11/05/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 12	
Att/Row/Twnhouse	<b>Fronting On:</b> E	<b>Rms:</b> 6	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 12 x 88 Feet	<b>Bedrooms:</b> 3	<b>Washrooms:</b> 3
	<b>Irrig:</b>	1x2xMain, 2x3xUpper	
<b>Dir/Cross St:</b> Bloor St W & Ossington Ave			<b>Directions:</b> Bloor St W & Ossington Ave

**MLS#:** W12481543

**PIN#:** 212830491

**Legal:** PT LT 28-29 BLK K PL 622 NORTH WEST ANNEX AS IN CA334403; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1908	<b>Prop Feat:</b> Family Room	<b>HST Applicable to</b> Included In
<b>Apx Sqft:</b> 1100-1500	<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> POTL:		<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	Great Rm	Main	11.38	x 29.4	
2	Kitchen	Main	9.32	x 17.49	
3	Prim Bdrm	Upper	11.38	x 21.49	
4	2nd Br	Upper	6.99	x 9.48	
5	3rd Br	Upper	9.22	x 19.72	
6	Rec	Lower	11.38	x 23	

**Client Remks:** LOCATION! LOCATION! LOCATION! This recently renovated 3-bedroom freehold townhouse offers 1,326 sq ft of living space (as per MPAC). This versatile mixed-use property offers endless potential for both residential or commercial use (as permitted). Located in a vibrant neighborhood surrounded by popular restaurants, cafes, schools, and parks. Don't miss the opportunity to own a property that blends charm, flexibility, and a prime location.

**Inclusions:** Fridge, Stove, Washer/Dryer, Ac, Furnace

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



<b>221 Yarmouth Rd Toronto Ontario M6G 1X5</b>		<b>Sold: \$765,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		<b>List: \$799,000</b>
<b>Taxes:</b> \$5,214/2024	<b>For:</b> Sale	<b>% Dif:</b> 96
<b>Sold Date:</b> 07/08/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 32
Att/Row/Twnhouse	<b>Fronting On:</b> S	<b>Rms:</b> 6 + 3
<b>Link:</b> 2-Storey	<b>Acreage:</b> 19.83 x 75.5 Feet	<b>Bedrooms:</b> 3 + 2
	<b>Irreg:</b>	<b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt
<b>Dir/Cross St:</b> Ossington Ave/Dupont St		
<b>Directions:</b> Travel westbound on Yarmouth Road, property will be on the left before Ossington Avenue.		

**MLS#:** W12208678

**PIN#:** 212660240

**Fractional Ownership:** N

**Legal:** PT LT 37 PL 197 TORONTO AS IN WD152009; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished / Walk-Up	<b>Park/Drive:</b> None	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> None	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> None
<b>Year Built:</b> 1910	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100		<b>HST Applicable to:</b> Not Subject to HST
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Unknown		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>	N	<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

**# Room** **Level** **Length (ft)** **Width (ft)** **Description**

**Client Remks:** Attention Builders! Welcome to 221 Yarmouth Rd, a rare gem nestled in the heart of one of Toronto's most vibrant and family-friendly communities. Owned by the same family for over 50 years, this historic home is now ready for its next chapter. With solid bones and original character, it is the perfect canvas for an investor, renovator, or anyone with a vision to create something truly special. Situated in a highly desirable neighbourhood, the property is steps away from local amenities, parks, schools, and transit. Whether you're looking to restore its original charm or re-imagine it for modern living, the potential here is endless.

**Inclusions:** All chattels and fixtures in as-is, where-is condition.

**Listing Contracted With:** ZOLO REALTY 416-898-8932



<b>712 Gladstone Ave</b> <b>Toronto Ontario M6H 3J4</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$4,677/2024 <b>For:</b> Sale <b>% Dif:</b> 127 <b>Sold Date:</b> 09/16/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,017,712 <b>List:</b> \$799,000
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 1	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 21.58 x 48 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 3
	<b>Irrig:</b> 48.06'x19.09'x48.06'x18.84' (per GEO)	1x3xLower, 1x3xMain, 1x3xUpper	
<b>Dir/Cross St:</b> Dufferin/Bloor <b>Directions:</b> Dufferin/Bloor			

**MLS#:** W12391706

**PIN#:** 212910131

**Legal:** Plan 622 Blk 0 Pt Lt 29

<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out <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> 1100-1500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Stone <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> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat: 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> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b> <b>None</b> <b>Unknown</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 11.58	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Br	Main	9.94	x 8.96	3 Pc Ensuite	Hardwood Floor	Window
3	Kitchen	Main	11.48	x 9.94	Renovated	Eat-In Kitchen	Pot Lights
4	Br	2nd	11.52	x 9.94			
5	Br	2nd	9.22	x 9.09			
6	Kitchen	2nd	11.35	x 9.55	Ceramic Back Splash	Eat-In Kitchen	
7	Rec	Bsmt	14.73	x 13.39	Laminate	Pot Lights	

**Client Remarks:** Discover an incredible opportunity in the heart of Dovercourt Village, one of Toronto's most dynamic and in-demand neighbourhoods. This semi-detached duplex presents the perfect balance of functionality, income potential, and location. With two self-contained units, this property is ideal for savvy investors looking to grow their portfolio or for end-users who want the comfort of a home while enjoying the benefit of supplemental rental income. The home itself provides a solid foundation with generous layouts and plenty of room to reimagine and elevate to your own taste. Live in one unit and rent the other, lease both for a steady revenue stream, or renovate to unlock even more value - the possibilities are endless. Location is everything, and this property delivers. Dovercourt Village is celebrated for its unique charm, community feel, and unbeatable convenience. Just steps away, you'll find an eclectic mix of cafes, restaurants, and local shops, as well as parks and highly regarded schools. With easy access to transit and a short commute to downtown Toronto, this is a neighbourhood that truly has it all. Whether you're a first-time buyer eager to offset your mortgage, a multi-generational family seeking flexible living arrangements, or an investor searching for a property with proven demand, this home checks all the boxes. Seize the chance to own in one of Toronto's most promising pockets and secure a property that will continue to grow in value for years to come. Updates: Renovated Kitchen On Main Flr Unit (2018); New Roof (Summer 2023); Back Patio (Installed 2013).

**Inclusions:** Existing Appliances, Window Coverings & Light Fixtures.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871



<b>62 Garnet Ave</b> <b>Toronto Ontario M6G 1V7</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$4,676.09/2025 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 11/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 11			<b>Sold:</b> \$887,000 <b>List:</b> \$895,000
Semi-Detached	<b>Fronting On:</b> N <b>Link:</b> 2-Storey	<b>Rms:</b> 5 + 1 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 3 1x3xMain, 1x4x2nd, 1x3xBsmt	<b>Acreage:</b> 17.13 x 63.85 Feet <b>Irrg:</b>
<b>Dir/Cross St:</b> Christie & Dupont <b>Directions:</b> Christie & Dupont			

**MLS#:** W12483600

**PIN#:** 212660621

**Legal:** Pt Lt 193 PL 1088 City West as in CA752437; 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> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Not Applicable <b>Foundation:</b> Not Applicable <b>Assessment:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Main	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat: Interior Feat:</b> 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</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	11.78	x 9.48	
2	Dining	Main	11.48	x 11.48	
3	Kitchen	Main	10.14	x 9.81	
4	Br	2nd	9.81	x 9.19	
5	2nd Br	2nd	10.96	x 7.84	
6	Kitchen	Bsmt	9.81	x 9.81	
7		Bsmt	13.09	x 11.12	

**Client Remarks:** Welcome to this charming 2+1-bedroom, 3-bathroom brick home, ideally situated near Dupont & Christie. Perfect as a starter home, this two-storey property offers a functional layout and plenty of character. The main floor features bright, inviting living spaces, while the private backyard provides a peaceful retreat-ideal for gardening, entertaining, or simply relaxing. Upstairs, you'll find two comfortable bedrooms with ample natural light and storage. Located in a family-friendly neighbourhood, you're steps from excellent schools, grocery stores, and convenient public transit. Shopping, dining, and vibrant nightlife along Bloor Street are just around the corner, with Christie Pits Park offering green space, sports facilities, and community events within easy reach. With its combination of location, charm, and value, this home is a rare find in one of Toronto's most desirable neighbourhoods. Don't miss the opportunity to make it your own!

**Inclusions:** 2 refrigerators, oven, range hood, washer, dryer. Hot water tank rented for \$43 per month.

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



<b>63 Hallam St</b> <b>Toronto Ontario M6H 1W5</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,235.92/2024 <b>Sold Date:</b> 07/05/2025 <b>SPIS:</b> N	<b>Sold:</b> \$897,000 <b>List:</b> \$950,000 <b>For:</b> Sale <b>% Dif:</b> 94 <b>Last Status:</b> SLD <b>DOM:</b> 24
Semi-Detached Link: 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 24.79 x 54.5 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Hallam St & West of Ossington Ave <b>Directions:</b> Ossington Ave & Dupont St

**MLS#:** W12214504

**PIN#:** 212830002

**Legal:** PLAN M60 PT LOT 25

<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> 1100-1500 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <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> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> 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</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	11.38	x 12.43	
2	Dining	Main	9.74	x 13.98	
3	Kitchen	Main	10.17	x 13.98	
4	Prim Bdrm	2nd	12.83	x 11.38	
5	Br	2nd	9.58	x 13.25	
6	Br	2nd	10.37	x 10.99	
7	Den	2nd	11.84	x 7.64	
8	Br	Bsmt	9.12	x 24.41	
9	Rec	Bsmt	9.71	x 24.41	

**Client Remarks:** Dovercourt Village/Park Needs No Introduction as one of Toronto's most sought after neighbourhoods. Most Likely You Are Aware Of Its Vibrance And Diversity. Less known if you're new to the hood, is the amazing sense of community, made very clear by the many yearly street parties the neighbours organise; Concord Ave , Delaware Ave and Salem Ave to name a few. 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 let's talk about your next chapter of ownership! 63 Hallam is your opportunity to start in an affordable freehold home is the heart of DV plus a fantastic canvas for you to create the next visions for this 25" frontage home with 1300 sq ft of above grade living space. Some updates include: New Heat Exchanger (2024), New Circuit Board (2023), Shingles/New Roof (2008), Plumbing are copper pipes. Top things our wonderful sellers love about the house: 1) cozy 2) high ceilings 3) spacious rooms 4) backyard. Top things our sellers love about the area: 1) quiet, low traffic, close to schools, bus stop, subway 8 minute walk or 2 minute bus ride, close to shopping malls (Dufferin mall, one minute walk to 3 varieties stores, pharmacy 2 minute walk, low crime, quiet neighbourhood, park and community centre minutes away, street parking available with permit, 10 to 15 minute drive to downtown. Welcome home folks to 63 Hallam Avenue.

**Inclusions:** Fridge, Stove, Hood Fan, All Electrical Light Fixtures, All Window Coverings, Washing Machine in basement

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



**839 Shaw St**  
**Toronto Ontario M6G 3L9**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

**Taxes:** \$5,150.41/2025

**For:** Sale

**Sold:** \$1,010,000  
**List:** \$999,000

**Sold Date:** 07/16/2025

**% Dif:** 101

**SPIS:** N

**Last Status:** SLD

**DOM:** 16

Semi-Detached

**Fronting On:** E

**Rms:** 7 + 2

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

15.5 x 93 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Bloor St W & Shaw St **Directions:** -

**MLS#:** W12253247

**PIN#:** 212680217

**Legal:** PT LT 90-91 PL 1088 CITY WEST AS IN CT247967; S/T & T/W CT247967; 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 / Full	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Library, Park, Place Of Worship, Public Transit, Rec Centre, School	<b>HST Applicable to:</b> Not Subject to HST
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>
<b>Laundry lev:</b>		<b>Spec Desig:</b>

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.3	x 8.37	Ceramic Floor	Fireplace	Large Window
2	Dining	Main	13.39	x 10.1	Ceramic Floor	Large Window	Open Concept
3	Kitchen	Main	13.29	x 10.24	Ceramic Floor	Large Window	
4	Mudroom	Main	7.97	x 6.5	Window	Separate Rm	W/O To Deck
5	Prim Bdrm	2nd	14.17	x 13.09	Large Window	Closet	Bay Window
6	2nd Br	2nd	11.45	x 7.81	Closet	Window	
7	3rd Br	2nd	10.7	x 7.71	B/I Shelves	Window	
8	Rec	Bsmt	24.21	x 11.75	Ceramic Floor	Window	4 Pc Bath
9	Laundry	Bsmt	8.53	x 4.82	Ceramic Floor	Separate Rm	

**Client Remarks:** Great Opportunity In A Sought-After Toronto Neighbourhood! Welcome To 839 Shaw Street A Charming And Versatile 3-Bedroom, 2-Bath Semi-Detached Home Offering Incredible Potential For Investors, First-Time Buyers, Or Those Looking To Customize. This Bright And Functional Layout Includes A Spacious Living And Dining Area, A Walk-Out From The Kitchen To A Beautifully Private Backyard Retreat, And A Finished Basement With A Full Bathroom Perfect As A Family Rec Room Or Extra Living Space. The Second Floor Features A Rough-In For A Kitchen, Making It Easy To Create Two Separate Units For Added Income Or Multigenerational Living. Located Just North Of Bloor, Steps To Christie Pits Park, Transit, Great Schools, And A Variety Of Local Shops And Cafes, This Home Offers Endless Possibilities In A Prime Location.

**Inclusions:** Fridge, Stove (as is), Elfs, Existing Window Coverings.

**Listing Contracted With:** T-ONE GROUP REALTY INC., 905-669-8881

	<b>872 Shaw St Toronto Ontario M6G 3M2</b>	<b>Sold: \$1,260,000 List: \$999,000</b>
	<b>Taxes:</b> \$6,416.15/2025 <b>Sold Date:</b> 07/30/2025 <b>SPIS:</b> N	<b>For:</b> Sale <b>% Dif:</b> 126 <b>Last Status:</b> SLD <b>DOM:</b> 7

**Semi-Detached**      **Fronting On:** W      **Rms:** 6 + 2  
**Link:** N      **Acreage:**      **Bedrooms:** 3 + 1  
**2-Storey**      **24.92 x 127 Feet**      **Washrooms:** 2  
**Irrig:**      **1x3x2nd, 1x3xBsmt**  
**Dir/Cross St:** Shaw St.& Barton Ave. **Directions:** Shaw St.& Barton Ave.

**MLS#:** W12302764

**PIN#:** 212670207

**Legal:** PT BLK A PL D1407 TORONTO AS IN CA325937;;CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <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> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Other <b>Foundation:</b> Other <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stone <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <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, Park, Place Of Worship, Public Transit, Rec Centre, School <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> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.99	Bay Window	Window	Combined W/Dining
2	Dining	Main	12.89	x 9.09	Combined W/Living	Window	
3	Kitchen	Main	9.71	x 14.99	W/O To Yard	Stainless Steel Appl	Backsplash
4	Prim Bdrm	2nd	12.8	x 10.99	Large Closet	Window	
5	2nd Br	2nd	13.19	x 10.01	Closet	Window	
6	3rd Br	2nd	11.61	x 8.1	Closet	Window	
7	Family	Bsmt	13.09	x 9.71	Laminate		
8	Br	Bsmt	11.38	x 9.71	Combined W/Family		
9	Laundry	Bsmt	7.09	x 5.91	Broadloom		

**Client Remarks:** Welcome to 872 Shaw Street, a charming 2-storey semi-detached home nestled in the heart of Toronto's vibrant Dovercourt Village. This well-maintained 3-bedroom, 2-bathroom residence offers a bright and functional layout, perfect for families, professionals, or investors. The main floor features a spacious living and dining area, a large eat-in kitchen with walk-out to a private backyard, and original character details throughout. Upstairs, you'll find three generously sized bedrooms and a full bathroom, while the finished basement with a separate entrance offers additional living space, a second full bath, and potential for an in-law suite or rental income. Located just steps from Bloor Street, Ossington Station, Christie Pits Park, and top-rated schools, 872 Shaw blends the best of urban convenience with quiet residential charm ideal for those seeking a walkable, connected lifestyle in one of Toronto's most desirable neighbourhoods.

**Inclusions:** All Electrical Light Fixtures, Fridge, Stove, Window Coverings, Washer & Dryer.

**Listing Contracted With:** RARE REAL ESTATE 416-233-2071



**73 Salem Ave**  
**Toronto Ontario M6H 3C2**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

**Taxes:** \$5,572.62/2025

**For:** Sale

**Sold:** \$1,045,000  
**List:** \$1,065,000

**Sold Date:** 10/07/2025

**% Dif:** 98

**SPIS:** N

**Last Status:** SLD

**DOM:** 15

Att/Row/Twnhouse

**Fronting On:** E

**Rms:** 11

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

15.17 x 131 Feet

**Washrooms:** 2

**Irrig:**

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Bloor and Dufferin **Directions:** North of Bloor, East of Dufferin

**MLS#:** W12418136

**PIN#:** 212920388

**Legal:** PT LT 19 BLK F PL 622 NORTH WEST ANNEX AS IN CT566201; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Walk-Up	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, Rec Centre	<b>HST Applicable to</b> Included In
<b>Lot Shape:</b> Rectangular	<b>Exterior Feat:</b> Porch	<b>Sale Price:</b>
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Storage, Storage Area Lockers, Water Heater Owned	<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>
<b>Foundation:</b> Unknown		<b>Survey Type:</b> None
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.76	x 9.68	
2	Dining		12.99	x 10.66	
3	Kitchen		13.85	x 10.66	
4	Family		8.01	x 10.93	
5	Prim Bdrm		10.43	x 13.42	
6	2nd Br		13.48	x 7.74	
7	3rd Br		11.42	x 10.66	
8	Rec		26.51	x 13.25	
9	Kitchen		7.51	x 9.74	
10	Laundry		9.09	x 10.24	
11	Cold/Cant		6.66	x 13.32	

**Client Remarks:** The most valuable thing a home can offer? Potential - and 73 Salem Ave has it in spades. This solidly built, all-brick, 3-bedroom, 2-bathroom home sits on a charming, friendly street in Bloorcourt, one of Toronto's most exciting and evolving neighbourhoods. While the interior is in need of an update, the house has great curb appeal, a classic and functional layout, and a location that more than makes up for what it lacks in finishes. Imagine the possibilities! You're just steps from some of the city's best-loved local gems - Sugo for unforgettable Italian, Bakerbots Baking for weekend-worthy treats, Paradise Theatre for film and live events, and community favourites like Christie Pits and Dovercourt Park, home to the long-standing Dovercourt Boys & Girls Club. With Dufferin Station only 500 metres away, strong school catchments, and a genuine sense of community among the neighbours, this is a street where people stay for decades - and you'll see why. Out back, there's a laneway-accessed garage and parking, a rare bonus in the city. Inside, the bones are solid and the possibilities are endless - restore it, reinvent it, or design something entirely new to suit today's lifestyle. Whether you're looking to take on a full-scale renovation or thoughtfully modernize over time, this home offers a rare chance to invest in both space and location. With solid bones, laneway parking, and a neighbourhood that continues to grow in popularity, 73 Salem is a smart choice with room to grow - literally and financially.

**Inclusions:** Main floor stove, hood fan and fridge, basement stove and hood fan, all electric light fixtures, washing machine (no dryer), all in as-is condition.

**Listing Contracted With:** [BOSLEY REAL ESTATE LTD.](http://BOSLEYREALESTATELTD.COM) 416-322-8000



<b>77 Shanly St Toronto Ontario M6H 1S6</b>			<b>Sold: \$1,047,888</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			<b>List: \$1,099,000</b>
<b>Taxes:</b> \$4,791/2024	<b>For:</b> Sale	<b>% Dif:</b> 95	
<b>Sold Date:</b> 07/14/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 31	
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 3	
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	15.5 x 65 Feet	<b>Washrooms:</b> 3	
	<b>Irrig:</b>	1x2xGround, 1x4x2nd, 1x4xBsmt	
<b>Dir/Cross St:</b> Dovercourt/Bloor <b>Directions:</b> Hey Siri Take me to 77 Shanly st			

**MLS#:** W12220900

**PIN#:** 212920360

**Legal:** Plan 622 BLK E PT LOT 30

<b>Kitchens:</b> 2	<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	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free	<b>Sale Price:</b>
<b>Roof:</b> Shingles		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b> Main		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.98	x 12.89	Hardwood Floor	Electric Fireplace	Pot Lights
2	Dining	Ground	25.98	x 12.89	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Ground	10.01	x 12.89	Eat-In Kitchen	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	12.6	x 11.09	Hardwood Floor	Closet	W/O To Balcony
5	2nd Br	2nd	11.22	x 7.35			
6	3rd Br	2nd	12.6	x 10.66			
7	Br	Bsmt	12.99	x 12.14	Laminate		
8	Kitchen	Bsmt	12.99	x 8.01	Stone Counter	Eat-In Kitchen	
9	Laundry	Bsmt	4.3	x 6.99			
10	Family	Bsmt	8.99	x 12.01			

**Client Remks:** WOW \*\*\*Location, Location, Location!!!\*\*\* Welcome to this beautifully RENOVATED semi-detached and affordable home in the heart of Dovercourt Village, one of Toronto's most vibrant and desirable neighbourhoods! This move-in ready home blends modern updates with classic charm. Gleaming hardwood floors, Electric Fireplace, Pot lights throughout, and a renovated kitchen with stylish finishes and brand new fridge. The bright open-concept main floor walks out to a private deck perfect for entertaining or relaxing. Upstairs, the primary bedroom offers a walk-out to a sunny terrace, adding a peaceful outdoor retreat. The finished basement features a spacious in-law suite with kitchen and 4pc bath, own washer and dryer offering fantastic rental income potential or multi-generational living options. Just a 5-minute walk to Subway and Dufferin Mall, plus steps to Bloor Street's best cafes, restaurants, grocery stores, schools, library, and Christie Pits Park. With the upcoming Bloor & Dufferin redevelopment project featuring 40,000 sqft of public green space, and new community amenities this property is perfectly positioned for future value growth! Dont miss your chance to own in one of Torontos most dynamic, growing communities!

**Inclusions:** New Samsung fridge, NEW Washer, and Dryer, New Stove(basement), All electrical light fixtures, 2 fridges, 1 stove, 1 dishwasher, 1 washer & dryer (bsmt), Central A/C. Walkscore of 92!!! 3 Street Parking Permit available for local residents.

**Listing Contracted With:** SKYLAND REALTY INC.365-608-4031



<b>962 Shaw St Toronto Ontario M6G 3M7</b>			<b>Sold: \$1,550,962</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			<b>List: \$1,099,000</b>
<b>Taxes:</b> \$6,213.68/2025	<b>For:</b> Sale	<b>% Dif:</b> 141	
<b>Sold Date:</b> 11/12/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 6	
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 7 + 1	
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	17 x 90 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x3x2nd, 1x4xBsmt	
<b>Dir/Cross St:</b> Bloor & Christie			
<b>Directions:</b> Easy access - Approach from Essex St, Shaw St is a traffic calming zone w restrictions north and south			

**MLS#:** W12516246

**PIN#:** 212670074

**Legal:** PT LT 27 PL 197 TORONTO AS IN WD138755; 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>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, School	<b>Waterfront:</b>
<b>Roof:</b> Shingles, Flat	<b>Interior Feat:</b> Water Heater	<b>Retirement:</b>
<b>Foundation:</b> Brick		<b>HST Applicable to:</b> Not Subject to HST
<b>Assessment:</b> POTL:		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b> Lower		<b>Oth Struct:</b>
		<b>Survey Type:</b> Available
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.23	x 12.76	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	15.13	x 12.99	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	10.92	x 10.52	Hardwood Floor	Renovated	Walk-Out
4	Prim Bdrm	2nd	11.75	x 13.21	Hardwood Floor	W/W Closet	Custom Closet Organizers
5	2nd Br	2nd	11.77	x 9.95	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.58	x 7.66	Hardwood Floor	West View	Window
7	Rec	Bsmt	28.48	x 11.99	Broadloom	4 Pc Bath	B/I Shelves

**Client Remarks:** \*\* PUBLIC OPEN HOUSE: SAT NOV 8 and SUN NOV 9, 2:00-4:00pm \*\* This is THE house. The one that's been fully renovated from top to bottom and sits right in the heart of it all: walk up to Fiesta Farms, the subway, sip coffee on the front porch while the kids head to school, spend summer afternoons at Christie Pits - skate in the winter, or swim and catch a Maple Leafs ball game on warm Toronto nights. It's a home that's hosted countless dance parties, family dinners, and backyard BBQs - and now it's ready for its next chapter. Professionally landscaped with front pad parking & an Ipe Wood front porch, it's as practical as it is pretty. Inside, everything has been beautifully updated with new flooring, trim and doors throughout. The main level features a welcoming entry, built-in front closet, open concept living and dining areas with built-in surround sound speakers (wired for bass), & an open kitchen with honed marble countertops, waterfall edge & breakfast bar, great storage with pull-outs & a sunny west-facing window. Upstairs, the serene primary bedroom offers a triple closet with built-ins, plus two additional bedrooms that share areno'd bath. The lower level is ideal for a playroom, office or media space, complete with custom built-ins & a second full bath. The west-facing backyard is private & lush, framed by Japanese maples & perennials, with an Ipe Wood deck & a storage shed. Major updates include: main floor & basement reno ('14, incl. main flr insulation), back entrance rebuild ('14), waterproofing north side of bsmt ('14), upper bath ('14), new flooring/trim/doors ('25), front landscaping ('24), \$28K roof with rigid insulation on flat portion ('23), backflow valve ('23), two Mitsubishi ductless heat pump & A/C units ('22), updated wiring, most windows, front door ('14) & more.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All Window Coverings/Rods/Blinds, built in speakers (2 ceiling in lr, 2 on wall by tv in lr, 1 centre channel), 2 tv wall mounts, backyard patio table & chairs, backyard shed, custom shoe storage unit in front hallway

**Listing Contracted With:** RE/MAX ALL-STARS REALTY INC. 905-477-0011



<b>960 Shaw St</b> <b>Toronto Ontario M6G 3M7</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,136/2024 <b>Sold Date:</b> 11/02/2025 <b>SPIS:</b> N		<b>Sold:</b> \$1,050,000 <b>List:</b> \$1,125,000 <b>For:</b> Sale <b>% Dif:</b> 93
Semi-Detached	<b>Fronting On:</b> W <b>Link:</b> 2-Storey	<b>Rms:</b> 7 + 4 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt
	<b>Acreage:</b> 16.83 x 90 Feet <b>Irreg:</b>	
	<b>Dir/Cross St:</b> Shaw & Essex	<b>Directions:</b> Shaw & Essex

**MLS#:** W12452746

**PIN#:** 212670073

**Legal:** PT LT 27 PL 197 TORONTO AS IN CA591552; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Partially Finished / Walk-Out <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> 1900 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Brick, Stone <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> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Park, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> Water Heater Owned <b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors	<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> Air Conditioner <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	Foyer	Main	3.61	x 11.81	Tile Floor		
2	Living	Main	9.19	x 11.48	Hardwood Floor	Brick Fireplace	Picture Window
3	Dining	Main	13.12	x 9.84	Hardwood Floor	Bay Window	Combined W/Kitchen
4	Kitchen	Main	13.12	x 13.12	Hardwood Floor	Combined W/Dining	W/O To Garden
5	Prim Bdrm	2nd	13.78	x 13.12	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	12.14	x 11.81	Hardwood Floor	Window	Closet
7	3rd Br	2nd	8.2	x 12.47	Laminate	Window	O/Looks Backyard
8	Workshop	Bsmt	12.14	x 8.2			
9	Rec	Bsmt	10.17	x 14.44			
10	Utility	Bsmt	12.14	x 17.39			
11	Cold/Cant	Bsmt	15.09	x 5.91			

**Client Remarks:** Here's your chance to own a charming semi-detached home in one of Toronto's most vibrant and sought-after neighbourhoods, at an entry point that's increasingly hard to find. Located on a quiet, no-traffic, one-way street just steps from Bloor Street, Christie Pits Park (skating rink, swimming pool, baseball diamonds, basketball courts, pizza ovens), great schools, and Fiesta Farms grocery store, this home is brimming with potential and ready for your vision. This home offers a good layout and the flexibility to grow, personalize, and renovate/build over time. Whether you're a first-time buyer looking for the perfect starter home or an investor looking for a property with strong upside, 960 Shaw St. is a smart and exciting opportunity. Highlights Include: 2-storey semi-detached home, 3 bedrooms, 2 bathrooms; Open-concept main floor with walkout to the backyard; tall basement ready to become your family's rec room/entertainment center. Located on a peaceful residential street just steps to the bike lanes, TTC transit, Christie Pits Park, three schools, Fiesta Farms...everything you need to grow a happy family. Move-in and make updates as you go or reimagine the space from top to bottom, the location is excellent! Whether you're planting roots or building your investment portfolio, 960 Shaw St has the best location!

**Inclusions:** Pls see schedule B.

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



<b>998 Ossington Ave Toronto Ontario M6G 3V6</b>			<b>Sold: \$1,035,000 List: \$1,148,000</b>
Taxes: \$5,836.63/2025	For: Sale	% Dif: 90	
Sold Date: 08/18/2025			
SPIS: N	Last Status: SLD	DOM: 42	
Semi-Detached	Fronting On: W	Rms: 9 + 2	
Link:	Acreage:	Bedrooms: 5	
2 1/2 Storey	15.42 x 124.13 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
	Dir/Cross St: Dupont St and Ossington Ave	Directions: West side of Ossington Ave	

MLS#: W12271410

Legal: PCL 79-1 SEC M60; PT LT 79 PL M60 (cont)

PIN#: 212840073

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: Hydro:
Basement: Separate Entrance / Finished	Park/Drive: None	Gas: Phone:
Fireplace/Stv: N	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Interior Feat: Carpet Free	Under Contract: Hot Water Tank-Gas
Roof: Asphalt Shingle, Flat		HST Applicable to Included In
Foundation: Brick, Concrete		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.53	x 8.73	Window
2	Br	Main	10.66	x 8.33	Window
3	Kitchen	Main	14.5	x 10.6	Window
4	Prim Bdrm	2nd	12.57	x 12.47	Window
5	Br	2nd	10.73	x 10.1	Window
6	Kitchen	2nd	9.32	x 10.6	
7	Dining	2nd	6.53	x 6.99	Window
8	Br	3rd	10.83	x 13.06	Window
9	Br	3rd	11.94	x 13.02	Window
10	Rec	Bsmt	19.19	x 12.01	Window
11	Kitchen	Bsmt	21.65	x 12.96	Window

**Client Remarks:** On the market for the first time in over 35 years, this spacious semi-detached home presents an exciting opportunity in one of Toronto's most convenient and central locations. With five bedrooms, a finished basement suite, and a detached garage with laneway access, it offers strong potential for a laneway suite or multiplex conversion. Lovingly maintained by the same family for decades, the home is currently set up for multi-generational living with a second-floor kitchen and basement in-law suite. The bones are solid and key systems have been updated, including the roof, electrical, furnace and AC. Some cosmetic updating and TLC is needed, making this an ideal property for those looking to customize or reimagine the space. Whether you're a buyer searching for a long-term family home or an investor looking to unlock value, the layout and location make this a standout opportunity. Located between Bloor and Dupont, you're steps to Ossington subway and surrounded by major conveniences. Farm Boy, Loblaws, and LCBO are all within walking distance, alongside a growing commercial scene that continues to add value to the area. Dufferin Mall and Geary Avenue are also nearby, with easy transit access across the city. You're close to green spaces like Christie Pits and Dufferin Grove, and within reach of great schools including Dawson Street Junior, Ossington Old Orchard Public, and St Mary Catholic Academy. With solid bones, flexible layout and a prime location, this property is ready for its next chapter. Vacant possession on closing. Some photos are virtually staged.

**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-530-1080



**221 Christie St**  
**Toronto Ontario M6G 3B5**  
 Toronto C02 Annex Toronto  
**Taxes:** \$5,321.75/2024  
**Sold Date:** 08/22/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 42

**Sold:** \$1,100,000  
**List:** \$1,190,000

**Semi-Detached**      **Fronting On:** W  
**Link:**      **Acreage:**  
 2-Storey      16.5 x 130 Feet  
**Irreg:**      1x3x2nd, 1x3xBsmt  
**Dir/Cross St:** Bloor & Christie      **Directions:** South of Dupont, east side.

**MLS#:** C12280589

**PIN#:** 000570057

**Legal:** PT LT 10 PL 680 NORTH WEST ANNEX AS IN CT383741; S/T & T/W CT383741; 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> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, School, School Bus Route	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> GeoWarehouse	<b>Interior Feat:</b> Auto Garage Door, Remote, Separate Heating Controls, Separate Hydro Meter, Storage, Workbench, Water Heater Owned	<b>Sale Price:</b>
<b>Roof:</b> Shingles	<b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<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	Kitchen	Main	13.12	x 11.78	Combined W/Dining	B/I Dishwasher	Eat-In Kitchen
2	Dining	Main	13.12	x 11.78	Combined W/Kitchen	Window	
3	Living	Main	13.19	x 11.75	Broadloom	Bay Window	
4	Den	Main	12.27	x 8.5	Large Window	Broadloom	Fireplace
5	Prim Bdrm	2nd	13.19	x 12.11	Large Window	Closet	Broadloom
6	2nd Br	2nd	12.2	x 9.91	Hardwood Floor	Window	W/I Closet
7	3rd Br	2nd	11.25	x 7.81	Hardwood Floor	Window	
8	Living	Bsmt	13.19	x 11.75	Panelled	Window	3 Pc Bath
9	Laundry	Bsmt	12.76	x 6.56	Window	Combined W/Workshop	

**Client Remarks:** Full of warmth and character, this 3-bedroom + den, 2-bath home offers timeless charm in an unbeatable location. Ideally positioned on the border of Seaton Village and Christie Pits two of Toronto's most sought-after and family-friendly neighbourhoods. This inviting residence presents a rare turnkey opportunity for both end-users and investors alike. The sun-filled main floor features broadloom flooring, replaced in 2024, with the original hardwood flooring preserved underneath, ready to be revealed. Large double hung windows throughout the main and second floors were replaced in 2019. Warranty valid until 2039, allowing natural light to pour in and highlighting the home's classic appeal. Upstairs, you'll find freshly painted bedrooms and a charming bathroom, complete with a pedestal tub and new flooring for added comfort and style. At the heart of the home, the cozy kitchen offers direct access to a private backyard oasis fully fenced 16x30 ft garden retreat that's perfect for relaxing or entertaining guests. The backyard leads to a laneway garage with City-approved dwelling status, offering excellent potential for a future laneway suite. Additional highlights include a basement floor valve for flood protection and a back door with a transferable warranty valid until 2046 providing added peace of mind. Enjoy everything this vibrant community has to offer: just minutes to Christie Subway Station, Christie Pits Park, top-rated schools, trendy cafes, restaurants, shops, and everyday essentials all just steps from your door. Don't miss the opportunity to own in one of Toronto's most dynamic and welcoming neighbourhoods!

**Inclusions:** Fridge, Stovetop, Dishwasher, Microwave, Electric Light Fixtures, Hot Water Tank, Smart Washer (2022), Smart Dryer (2022), Furnace (2017). Back Door still has Transferable warranty (2046) Valve in basement floor for flood safety. Lane way garage

**Listing Contracted With:** T-ONE GROUP REALTY INC., 905-669-8881



<b>82 Salem Ave</b> <b>Toronto Ontario M6H 3C1</b>			<b>Sold: \$1,605,000</b> <b>List: \$1,199,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		<b>For: Sale</b>	<b>% Dif: 134</b>
<b>Taxes: \$6,764.16/2025</b>			
<b>Sold Date: 09/23/2025</b>			
<b>SPIS: N</b>	<b>Last Status: SLD</b>	<b>DOM: 7</b>	
Semi-Detached	<b>Fronting On: W</b>	<b>Rms: 7 + 2</b>	
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms: 3</b>	
2-Storey	19.92 x 130 Feet	<b>Washrooms: 3</b>	
	<b>Irrig:</b>	1x3x2nd, 1x3xMain, 1x4xBsmt	
	<b>Dir/Cross St:</b> Bloor St W & Dovercourt/Dufferin		
	<b>Directions:</b> North of Bloor St W, in between Dovercourt & Dufferin.		

**MLS#:** W12406038

**Assignment:** N

**Legal:** PT LT 35 BLK E PL 622 NORTH WEST ANNEX AS IN CA429508; S/T AND T/W CA429508; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b> None
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1900	<b>Prop Feat:</b> Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	<b>Under Contract:</b> None
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> On Demand Water Heater, Generator - Full	<b>HST Applicable to Sale Price:</b> Included In
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> Unknown
<b>Foundation:</b> Concrete		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> <b>POTL:</b> N		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Main		

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.12	x 14.8	Hardwood Floor	Closed Fireplace
2	Dining	Main	12.2	x 11.61	Hardwood Floor	Bow Window
3	Kitchen	Main	12.5	x 14.8	Hardwood Floor	Centre Island
4	Family	Main	15.12	x 10.89	Hardwood Floor	W/O To Yard
5	Prim Bdrm	2nd	9.81	x 14.8	Hardwood Floor	Large Window
6	2nd Br	2nd	11.52	x 9.51	Hardwood Floor	B/I Shelves
7	3rd Br	2nd	12.01	x 9.51	Hardwood Floor	B/I Shelves
8	Rec	Bsmt	12.3	x 14.8	Broadloom	
9	Utility	Bsmt	10.01	x 14.8	Concrete Floor	Combined W/Laundry Laundry Sink

**Client Remarks:** Rare double-car garage & character-filled comfort. Walk into the mudroom, and it's an instant feeling of ...this place has got my back. You hang up your coat, kick off your shoes, stow away your gear, and shake off the day. You're home. The living room connects to the dining room, where the bay window displays some of the homes original details. It's a space you're inclined to linger. Further into the kitchen, you park at the island to enjoy a snack. That special spot for the coffee bar? The feeling of no regrets every morning. The kitchen opens up into the family room, a lively hub if you have a crew to fill it, but just as content to host your favourite playlist or Netflix while you stir the sauce. It's shady out back, but the skylight brings light into the family room. Floor-to-ceiling windows offer a serene view of the tree-lined backyard, where conversations will likely continue. The backyard is fenced in with a locked gate, providing privacy, comfort, and welcoming vibes. The laneway double-car garage complements the backdrop and offers a rare and valuable advantage in Toronto. The upstairs level has three bedrooms with character details that include vaulted ceilings, decorative inlaid border in the hardwood floor, and built-in storage to keep everything in its place. The bathrooms soaker tub invites you to relax at the end of the day. This is where the house shows its heart: the gas line generator hums to life when the street goes dark. The sump pump keeps the basement dry when the rain won't let up. Laundry on the main level makes it easy to toss in a load while you cook, help with homework or watch TV. Outside the home, walk to Dovercourt Park for more green space. Gearys popular food and art scene is close enough that you don't need a car, and Bloor's shops, restaurants, and subway line keep errands and commutes easy. Come for a visit. You may just want to stay forever.

**Inclusions:** Appliances: Refrigerator, Stove, Exhaust Fan, Built-in Dishwasher, Washing Machines(Main Floor & Basement) & Dryer (Main Floor). All existing electrical light fixtures, window coverings, bathroom mirrors, and wall-mounted shelving. Gas BBQ with gas line. Back-up Generator & 2 Sump Pumps (sump pump near front of house in Basement in "as-is" condition). Garage Door Opener. Owned: On-Demand Boiler System, 2 AC Wall Units & 1 Heat Pump.

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



<b>130 Westmoreland Ave</b> <b>Toronto Ontario M6H 2Z9</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,135.34/2025 <b>For:</b> Sale <b>% Dif:</b> 117 <b>Sold Date:</b> 11/12/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7		
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6
<b>Link:</b> 2-Storey	<b>Acreage:</b> 16.83 x 93 Feet	<b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt
	<b>Irreg:</b>	
<b>Dir/Cross St:</b> Dovercourt Village! (NW Of Bloor & Dovercourt Rd) <b>Directions:</b> Dovercourt Village! (NW of Bloor & Dovercourt Rd)		

MLS#: W12517108

PIN#: 212910365

Legal: PT LT 11-12 BLK L PL 622 NORTH WEST ANNEX AS IN CA662876; S/T & T/W CA662876; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b> RESIDENTIAL
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Full / Finished	<b>Park/Drive:</b>	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Street Only	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Park, Public Transit, School	<b>HST Applicable to:</b> Not Subject to HST
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Deck, Landscaped, Patio	<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle, Flat	<b>Interior Feat:</b> Carpet Free, Storage, Water Heater Owned	<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown	<b>Security Feat:</b> Alarm System	<b>Oth Struct:</b> Shed
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	6.04	x 7.22	Heated Floor	Separate Rm	B/I Shelves
2	Foyer	Main	6.04	x 7.22	Hardwood Floor	Open Concept	Open Stairs
3	Living	Main	14.07	x 12.53	Hardwood Floor	Combined W/Dining	O/Looks Garden
4	Dining	Main	14.11	x 11.52	Hardwood Floor	Open Concept	Window
5	Kitchen	Main	11.19	x 15.39	Modern Kitchen	Stainless Steel Appl	W/O To Deck
6	Prim Bdrm	2nd	14.11	x 9.38	Hardwood Floor	W/W Closet	B/I Closet
7	2nd Br	2nd	8.69	x 12.04	Hardwood Floor	Closet	Window
8	3rd Br	2nd	9.81	x 9.32	Hardwood Floor	Window	
9	Rec	Bsmt	14.11	x 30.15	Open Concept	Window	
10	Games	Bsmt	0	0	Open Concept	B/I Closet	3 Pc Bath
11	Laundry	Bsmt	9.81	x 9.32	Separate Rm		

**Client Remarks:** A Home by the Park. Stylish and rare, this fully renovated, move-in-ready home sits perfectly beside Dovercourt Park - where city energy meets neighbourhood ease. Thoughtful design, natural light & modern updates combine in this exceptionally appointed 3-bdrm, 2-bath home, offering a lifestyle as inviting as the community itself. Lush perennials, tall grasses, and a Japanese Maple frame a prof. landscaped front garden & interlocking paver walkway (2024), guiding you to a cedar porch (2024) & a brick facade, reconstructed in 2015, showcasing polished, contemporary curb appeal. Inside, a coveted front mudroom w/heated flrs leads to spacious, sun-filled open-concept living/dining areas featuring oak hrdwd flrs & an elegant open oak staircase - a space designed for dinner parties, family time or quiet moments w/a good book. The updated white kitchen, equipped w/stainless steel apps, flows seamlessly to a spectacular deck (2020) & garden - prof. landscaped (2020) w/a stone patio, lush perennials, & cedar bushes, all bathed in warm western sunlight. Imagine weekend brunches with friends, summer evenings under the shade sails, or a serene morning coffee surrounded by greenery. Upstairs, sunlight streams thru a thoughtfully placed skylight, illuminating the landing & leading to 3 generously sized bdrms. A stylish 4-pce bath, b/i closets & large windows complete the level, the lower level has been thoughtfully creating a bright, airy, & effortlessly inviting retreat/sanctuary reimagined to combine modern comfort w/functional elegance. Ren'd in 2015, it features new flooring & trim, updated plumbing, waterproofing, fresh windows, & a sleek 3-pce bath w/a frameless glass/cubless shower. Ample storage & a laundry rm complete this bright, flexible living space. A custom-made cedar shed adds style & practical storage, while the home enjoys a pedestrian/transit - friendly location within short walking distance to schools, parks, eateries, shops & more!\*\*OPEN HOUSE SAT/SUN 2-4\*\*

**Inclusions:** All electrical light fixtures (excluding living room wall sconce light SE corner), all window coverings, fridge, stove, built-in dishwasher, front - load washer & dryer, all built-in cabinetry, ceiling fans, furnace, central air conditioning system, hot water tank, garden shed. Flat roof (2024), metal fence/gate (2024).

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



<b>42 Manchester Ave Toronto Ontario M6G 1V3</b>		<b>Sold: \$1,100,000 List: \$1,249,999</b>
Taxes: \$5,625.49/2025	For: Sale	% Dif: 88
Sold Date: 10/18/2025		
SPIS: N	Last Status: SLD	DOM: 25
Semi-Detached	Fronting On: N	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	17.13 x 104.1 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x4xBsmt
Dir/Cross St: Ossington /Hallam	Directions: East Of Ossington / S. Of Hallam	

MLS#: W12422602

PIN#: 212660256

Legal: PT LT 6 PL 773 CITY WEST AS IN CA531724; S/T & T/W CA531724; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: Hydro:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas: Phone:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1910	Prop Feat: Fenced Yard, Park, Public	HST Applicable to Included In
Apx Sqft: 1100-1500	Transit, School	Sale Price:
Roof: Flat, Asphalt Shingle	Exterior Feat: Deck, Privacy, Porch	Farm/Agr:
Foundation: Stone	Interior Feat: Carpet Free, In-Law	Oth Struct:
Assessment: POTL:	Capability, In-Law Suite, Water Heater	Survey Type: Available
POTL Mo Fee:	Owned	Spec Desig: Unknown
Laundry lev:	Security Feat: Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	0	0	Hardwood Floor	
2	Dining	Main	0	0	Hardwood Floor	South View
3	Living	Main	0	0	Hardwood Floor	Window
4	Kitchen	Main	0	0	W/O To Yard	Eat-In Kitchen
5	Br	2nd	0	0	Hardwood Floor	Closet
6	2nd Br	2nd	0	0	Hardwood Floor	Bay Window
7	3rd Br	2nd	0	0	Mirrored Closet	Laminate
8	Bathroom	2nd	0	0	Heated Floor	Tile Floor
9	Kitchen	Bsmt	0	0	Stainless Steel Appl	Combined W/Kitchen
10	Living	Bsmt	0	0	Heated Floor	Tile Floor
11	Cold/Cant	Bsmt	0	0		Combined W/Kitchen
12	Bathroom	Bsmt	0	0	Heated Floor	4 Pc Bath

**Client Remarks:** Tucked away on a quiet, family-friendly street, this beautifully updated & carefully maintained 3-bedroom, 2-bath home with a garage is a rare find in the heart of the city. Freshly painted throughout, it offers hardwood floors, high ceilings, and generous living spaces, including a king-sized primary bedroom, and fully finished basement in-law suite. The main floor features a dedicated dining room, a large living room & bright eat-in kitchen with a walkout to a private deck & backyard ideal for entertaining or quiet evenings. Upstairs, the spa-like bathroom boasts heated tile flooring and exquisite hand-laid Japanese glass tile. The fully finished basement, with its separate entrance & heated flooring throughout the rec area, offers endless possibilities: use it as an in-law suite, nanny suite, home office, rental opportunity, or a fantastic family rec space. Recently painted throughout - move-in ready! With parking and a garage-a rarity in the area this home checks every box. Don't forget it also offers the potential for a laneway house or could easily be converted to a triplex to offer future flexibility and value. There is also a cold room, and a bonus storage room under the back porch. Unbeatable Location: Just steps to Christie Pits Park, Ossington Subway Station, hot spots like Geary Avenue & Ossington Strip, Little Italy, Koreatown and an endless array of restaurants, cafes, and shops. Everyday essentials are minutes away at Fiesta Farms, Farm Boy, and Loblaws. You'll love the ease of 24-hour transit, nearby schools, and a true sense of community, all while being within walking distance to some of the city's best cultural and culinary destinations.

**Inclusions:** Fridge x2, Stove, Dishwasher, Cooktop, Range Hood, Microwave, Cooktop, Washer, Dryer, AC Wall-Units (Main floor / 2nd Floor), Closets in 3rd bedroom

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



<b>812 Gladstone Ave Toronto Ontario M6H 3J6</b>		<b>Sold: \$1,187,500</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		<b>List: \$1,250,000</b>
<b>Taxes:</b> \$5,371.82/2025	<b>For:</b> Sale	<b>% Dif:</b> 95
<b>Sold Date:</b> 08/25/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 12
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 11
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	18 x 131 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4xBsmt, 1x4x2nd
<b>Dir/Cross St:</b> Dupont and Dufferin		
<b>Directions:</b> North on Dufferin to Dupont, east on Dupont, South on Gladstone		

**MLS#:** W12342989

**PIN#:** 212900111

**Assignment:** N

**Fractional Ownership:** N

**Legal:** PT LT 28 BLK P PL 622 NORTH WEST ANNEX AS IN CT466030; S/T & T/W CT466030; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Concrete Block	<b>Zoning:</b> R(d0.6*740)
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Phone:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Waterfront:</b> None
<b>Year Built:</b> 1910	<b>Prop Feat:</b> Arts Centre, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	<b>Retirement:</b> N
<b>Apx Sqft:</b> 1100-1500	<b>Interior Feat:</b> Carpet Free	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Rolled		<b>Farm/Agr:</b>
<b>Foundation:</b> Poured Concrete		<b>Oth Struct:</b>
<b>Assessment:</b> \$751,000 / 2025		<b>Survey Type:</b> None
<b>POTL:</b> N <b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.43	x 10.07	
2	Dining	Main	8.92	x 13.25	
3	Kitchen	Main	10.6	x 13.25	
4	Den	Main	10.6	x 6	
5	2nd Br	2nd	10.83	x 9.42	
6	3rd Br	2nd	9.42	x 7.68	
7	Br	2nd	14.93	x 9.32	
8	Bathroom	2nd	9.42	x 5.68	
9	Bathroom	Bsmt	6.59	x 10.76	
10	Kitchen	Bsmt	11.52	x 11.58	
11	Living	Bsmt	10.5	x 13.42	
12	Laundry	Bsmt	9.32	x 11.75	

**Client Remks:** Don't miss your opportunity to own this wonderful property! Can become your forever home or ideal investment property. Lovingly maintained, semi detached offering 3 bedrooms, 2 kitchens, basement with separate entrance. Laneway access with Double Car garage, potential of building laneway home. Great size lot with backyard. Walking distance to Bloor Subway Line, UP Express, GO, parks, shops, cafes and restaurants. Public and Catholic schools at your fingertips.

**Listing Contracted With:** RIGHT AT HOME REALTY905-637-1700



<b>180 Pendrith St</b> <b>Toronto Ontario M6G 1S2</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$6,183.51/2025 <b>Sold Date:</b> 11/04/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,188,500 <b>List:</b> \$1,274,800 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Last Status:</b> SLD <b>DOM:</b> 47
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 2	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 22.5 x 77.5 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 2
<b>Dir/Cross St:</b> Ossington Ave & Bloor St W <b>Directions:</b> East of Ossington / North of Bloor			1x4x2nd, 1x4xBsmt

MLS#: W12411322

PIN#: 212670119

Legal: PLAN D1443 PT BLK B

<b>Kitchens:</b> 1 + 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> Separate Entrance / Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1928	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, In-Law	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500	Capability	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b> Garden Shed
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> None
<b>Foundation:</b> Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2025 POTL:		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 16.4	Hardwood Floor	Large Window	Brick Fireplace
2	Dining	Main	8.92	x 14.01	Hardwood Floor	Wainscoting	French Doors
3	Kitchen	Main	8.17	x 14.01	Ceramic Floor	Walk-Out	Window
4	Mudroom	Main	6.17	x 6.99	Ceramic Floor	W/O To Yard	Window
5	Prim Bdrm	2nd	11.09	x 12.93	Hardwood Floor	Closet	Window
6	2nd Br	2nd	11.09	x 10.14	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.66	x 9.25	Parquet Floor	Closet	Window
8	Br	Bsmt	8.92	x 10.83	Vinyl Floor	Closet	
9	Kitchen	Bsmt	10.83	x 12.17	Ceramic Floor	Eat-In Kitchen	Walk-Out
10	Laundry	Bsmt	6.17	x 10.6	Ceramic Floor	Separate Rm	Laundry Sink

**Client Remarks:** Welcome to 180 Pendrith Street -- offering endless possibilities in prime Christie Pits. Set on a highly coveted family-friendly street in one of Toronto's most sought-after neighborhoods, this solidly built century home is a 5 minute stroll to Ossington TTC Station & teeming with potential. Whether you're a homeowner ready to customize your dream space, a renovator searching for your next project, or an investor seeking a property in a top-tier location -- this is the perfect canvas. Re-imagine completely or allow the original hardwood flooring, classic staircase, wood trim, wainscoting, plate rails, french doors & picture windows to tie in seamlessly with your own personal touches. The basement adds valuable flexibility, featuring a dedicated rear entrance, full kitchen, 4-piece bath, and a bedroom -- ideal for an in-law suite, rental potential or multi-generational living. Enjoy unbeatable walkability & rideability to transit, Christie Pits Park, Fiesta Farms, Loblaws, Farm Boy, highly-touted schools (including the brand-new TCDSB elementary), some of the city's most celebrated restaurants and so much more in this established, amenity rich community!

**Inclusions:** Existing 2 (two) stoves, 2 (two) fridges, 2 (two) hood fans, washer, dryer, electrical light fixtures, window coverings and associated hardware.

**Listing Contracted With:** RE/MAX PLUS CITY TEAM INC. 647-259-8806



<b>32 Bartlett Ave</b> <b>Toronto Ontario M6H 3E6</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$4,470.55/2025 <b>For:</b> Sale <b>% Dif:</b> 98 <b>Sold Date:</b> 10/07/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 20			<b>Sold:</b> \$1,260,000 <b>List:</b> \$1,289,990
Att/Row/Twnhouse	<b>Fronting On:</b> W	<b>Rms:</b> 5 + 1	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 14.34 x 80 Feet	<b>Bedrooms:</b> 2 + 1	<b>Washrooms:</b> 2
<b>Irreg:</b>			1x4x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> Dufferin & Bloor <b>Directions:</b> North of Bloor; East of Dufferin			

**MLS#:** W12409446

**PIN#:** 212920211

**Legal:** PT LT 8 PL 881 CITY WEST AS IN CA721851; CITY OF TORONTO

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Family Room, Library, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Carpet Free	<b>Retirement:</b>
<b>Foundation:</b> Unknown		<b>Under Contract:</b>
<b>Assessment:</b> POTL:		Air Conditioner, Hot Water Tank-Gas, Other
<b>POTL Mo Fee:</b>		<b>HST Applicable to</b> Included In
<b>Laundry lev:</b> Main		<b>Sale Price:</b>
		<b>Farm/Agr:</b>
		<b>Oth Struct:</b>
		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 13.25	Hardwood Floor	Large Window	Closet
2	Kitchen	Main	13.32	x 13.25	Eat-In Kitchen	Open Concept	Tile Floor
3	Family	Main	13.48	x 9.51	Open Concept	Large Window	W/O To Yard
4	Prim Bdrm	2nd	13.42	x 13.25	Hardwood Floor	Large Window	Closet
5	Br	2nd	13.32	x 7.84	Hardwood Floor	Window	Closet
6	Kitchen	Bsmt	0	0	Modern Kitchen	Open Concept	Renovated
7	Br	Bsmt	0	0	Open Concept	Combined W/Kitchen	Renovated
8	Bathroom	Bsmt	0	0	3 Pc Bath	Renovated	

**Client Remarks:** This is the one you have been waiting for! Light-filled 2+1 bedroom, 2 bathroom home available for sale, ideally situated on a quiet street in enviable Dovercourt/Wallace-Emerson. Timeless charm meets modern upgrades! Enchanting living area showcases beautiful details: hardwood flooring, exposed brick, and decorative fireplace with lovely mantel. Enormous eat-in kitchen adjacent to sunny family room/breakfast area with large window, tile floors, and walk-out to deck and fantastic back yard. Two bedrooms on the second floor, each with hardwood flooring and closets. Stylish, fully-renovated basement apartment designed by architect is an ideal in-law/nanny suite or rental unit featuring a modern kitchen and an open concept living and sleeping area, along with a 3-piece washroom. Current basement lease rate is \$1800 per/month (Tenants vacating October 31st). Possibility For Parking From The Lane. Furnace and air-conditioner replaced in 2021. A west-end gem that must be seen! Ultra-convenient location in highly-desirable pedestrian and bike-friendly neighbourhood. Steps to subway, bus routes, schools, Dufferin Mall, and countless Bloor West shops, eateries and services. The best of the city awaits!

**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



<b>237 Delaware Ave Toronto Ontario M6H 2T7</b>		<b>Sold: \$1,300,000 List: \$1,345,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
<b>Taxes:</b> \$6,839.57/2025	<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 10/24/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8
<b>Link:</b> 2 1/2 Storey	<b>Acreage:</b> 20 x 114 Feet	<b>Bedrooms:</b> 5
	<b>Irreg:</b>	<b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt
	<b>Dir/Cross St:</b> Bloor/Dovercourt	<b>Directions:</b> North on Delaware off of Bloor

**MLS#:** W12465513

**PIN#:** 212830774

**Legal:** PT LT 44-45 PL 506 NORTH WEST ANNEX AS IN CT633464; S/T & T/W CT633464; S/T EXECUTION 00-012529, IF ENFORCEABLE; 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> Unfinished / Full	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> None	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1913	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Porch	<b>Sale Price:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Interior Feat:</b> Carpet Free	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Unknown		<b>Survey Type:</b> None
<b>Foundation:</b> Concrete Block, Stone		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2025 <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.22	x 12.24	Hardwood Floor	Fireplace	French Doors
2	Dining	Main	14.57	x 11.22	Hardwood Floor	Large Window	Separate Rm
3	Kitchen	Main	17.88	x 14.83	Eat-In Kitchen	Staircase	W/O To Yard
4	Prim Bdrm	2nd	17.22	x 12.24	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	13.75	x 11.35	Hardwood Floor	Window	Closet
6	3rd Br	2nd	14.57	x 8.96	Vinyl Floor	O/Looks Backyard	Closet
7	Bathroom	2nd	10.24	x 5.09	Tile Floor	4 Pc Bath	Window
8	4th Br	3rd	13.58	x 12.83	Hardwood Floor	Picture Window	Closet
9	5th Br	3rd	11.22	x 11.02	Hardwood Floor	Window	Closet
10	Bsmt		42.85	x 16.34	Concrete Floor	4 Pc Bath	Unfinished

**Client Remarks:** Welcome to this well-maintained 2.5-storey red brick home, offering over 2,000 square feet of above-grade space and timeless charm in one of Toronto's most sought-after neighbourhoods. Ideally situated just a 1-minute walk to the Delaware Entrance at Ossington Station, and surrounded by some of the West End's best parks - Dovercourt Park, Dufferin Grove, and Christie Pits - this home combines the best of urban living with a rare connection to green space. Step inside to discover preserved original character, including elegant arched entryways, crown moulding, and hardwood floors that add warmth and sophistication throughout. With five spacious bedrooms, two full bathrooms, and two staircases that enhance the home's sense of grandeur, there's room here for growing families, work-from-home professionals, or multi-generational living. The back deck and large backyard are perfect for entertaining or simply enjoying a peaceful moment outdoors. The back gardens are a green oasis with a lovely blossoming smoke tree and service berry tree that birds love, as well as red and black currant bushes. Whether you're hosting summer BBQs or relaxing with a morning coffee, this outdoor space is a rare find in such a convenient location. Offers anytime!

**Inclusions:** as per sch C

**Listing Contracted With:** PROPERTY.CA INC. 416-583-1660



<b>415 Concord Ave</b> <b>Toronto Ontario M6H 2P9</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,429.42/2025 <b>Sold Date:</b> 09/25/2025 <b>SPIS:</b> N	<b>Sold:</b> \$1,620,000 <b>List:</b> \$1,349,990 <b>For:</b> Sale <b>% Dif:</b> 120  <b>Last Status:</b> SLD <b>DOM:</b> 7  <b>Semi-Detached</b> <b>Fronting On:</b> E <b>Link:</b> 2 1/2 Storey <b>Acreage:</b> 14 x 124 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Ossington & Bloor <b>Directions:</b> West of Ossington
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**MLS#:** W12412199

**Assignment:** N

**Legal:** PCL 44-3 SEC M60; PT LT 44 E/S CONCORD AV PL M60 TORONTO COMM AT A POINT IN THE ELY LIMIT OF CONCORD AV DISTANT 8 FT NLY FROM THE SW ANGLE OF SAID LT; THENCE NLY ALONG SAID ELY LIMIT 14 FT MORE OR LESS TO A POINT OPPOSITE THE CENTRE LINE OF THE DIVISION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE N THEREOF; THENCE ELY TO AND ALONG SAID CENTRE LINE AND THE PROLONGATION THEREOF ELY 124 FT MORE OR LESS TO A LANE; THENCE SLY ALONG THE WLY LIMIT OF SAID LANE 14 FT MORE OR LESS TO A POINT DISTANT

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b> R(d0.6)
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> A <b>Hydro:</b> Y
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b> Y <b>Phone:</b> A
<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> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b> None
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Retirement:</b> N
<b>Year Built:</b> 1900	<b>Prop Feat:</b> Library, Park, Public Transit	<b>HST Applicable to:</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Auto Garage Door	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1100-1500	Remote, Carpet Free, Guest	<b>Farm/Agr:</b>
<b>Lot Shape:</b> Rectangular	Accommodations, Storage, Water Meter,	<b>Oth Struct:</b>
<b>Lot Size Source:</b> MPAC	Separate Hydro Meter	<b>Survey Type:</b> Unknown
<b>Roof:</b> Asphalt Shingle		<b>Spec Desig:</b> Unknown
<b>Foundation:</b> Unknown		
<b>Assessment:</b> 2024 <b>POTL:</b>	N	
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.97	x 5.48	Tile Floor	B/I Shelves	W/O To Garden
2	Living	Main	8.83	x 11.25	Hardwood Floor	Large Window	Open Concept
3	Dining	Main	13.12	x 13.68	Hardwood Floor	Window	Open Concept
4	Kitchen	Main	10.14	x 16.37	Hardwood Floor	W/O To Deck	Stone Counter
5	Prim Bdrm	2nd	13.12	x 9.88	B/I Closet	Hardwood Floor	Cathedral Ceiling
6	Loft	3rd	13.12	x 13.06	Hardwood Floor	Skylight	Combined w/Primary
7	2nd Br	2nd	8.33	x 11.98	Window	Hardwood Floor	Beamed
8	3rd Br	2nd	10.01	x 6.99	Hardwood Floor	W/O To Deck	Sliding Doors
9	Rec	Bsmt	12.04	x 17.09	Tile Floor	Carpet Free	Renovated

**Client Remarks:** Experience the perfect harmony of heritage architecture and modern sophistication at 415 Concord Avenue. This semi-detached century home, originally built in 1900, has been fully reimaged with state-of-the-art finishes while preserving its architectural soul. Every detail, from soaring ceilings to custom millwork, reflects a rare balance of history and innovation. The main floor welcomes you with grand proportions and a seamless flow between living, dining, and kitchen spaces ideal for both elevated entertaining and everyday ease. At the crown of the home lies a spectacular two-level primary retreat with cathedral ceilings, dramatic scale, and abundant natural light. A private upper terrace extends the back bedroom/office outdoors, framing the Toronto skyline with the CN Tower in full view. Additional bedrooms are generously scaled, offering comfort and versatility for family and guests. A rare laneway garage enhances practicality and convenience, while the landscaped exterior invites effortless gatherings. Set in a Triple A location, this residence is mere steps from Ossington Subway, Bloor West, the UP Express, and the celebrated Ossington Strip - home to Toronto's finest dining, culture, and nightlife, yet tucked away on a quiet neighbourhood street. Truly turn-key, 415 Concord defines luxury urban living: a residence for those who demand elegance, function, and an iconic Toronto lifestyle.

**Inclusions:** Stainless Steel Fridge, Dishwasher, Stove, All Existing Light Fixtures, Washer & Dryer

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



<b>38 Fernbank Ave</b> <b>Toronto Ontario M6H 1W2</b>			<b>Sold: \$1,320,000</b> <b>List: \$1,395,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
<b>Taxes:</b> \$6,144.33/2025	<b>For:</b> Sale	<b>% Dif:</b> 95	
<b>Sold Date:</b> 07/04/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 18	
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 8 + 2	
<b>Link:</b> 3-Storey	<b>Acreage:</b> 21.83 x 83.01 Feet	<b>Bedrooms:</b> 5	
	<b>Irrig:</b>	<b>Washrooms:</b> 3	1x4x2nd, 1x2xMain, 1x3xBsmt
	<b>Dir/Cross St:</b> Ossington and Bloor	<b>Directions:</b>	Ossington and Bloor

**MLS#:** W12222560

**PIN#:** 212910234

**Legal:** PT LT 17-18 BLK M PL 622 NORTH WEST ANNEX AS IN WD134046; CITY OF TORONTO

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> None	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Clear View, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	<b>HST Applicable to</b> Included In
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Deck	<b>Sale Price:</b>
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Water Heater Owned	<b>Farm/Agr:</b>
<b>Foundation:</b> Brick		<b>Oth Struct:</b>
<b>Assessment:</b>		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b>
<b>Laundry lev:</b>		None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	15.72	x 10.1	French Doors	Hardwood Floor	
2	Living	Main	14.11	x 11.38	Fireplace	O/Looks Park	Hardwood Floor
3	Den	Main	13.29	x 9.91	French Doors	Hardwood Floor	
4	Prim Bdrm	2nd	15.39	x 12.2	Hardwood Floor	O/Looks Park	Closet
5	2nd Br	2nd	12.7	x 9.28	Window	Hardwood Floor	Closet
6	3rd Br	2nd	11.09	x 9.09	W/O To Deck	Hardwood Floor	Window
7	4th Br	3rd	12.11	x 10.6	O/Looks Park	Hardwood Floor	W/I Closet
8	5th Br	3rd	12.11	x 10.6	Window	Hardwood Floor	W/I Closet
9	Kitchen	Main	16.01	x 7.61	Tile Floor	W/O To Yard	Window
10	Kitchen	Lower	17.72	x 29.82	Combined W/Living		
11	Living	Lower	17.72	x 29.82	Combined W/Kitchen		

**Client Remks:** Rare opportunity over looking Dovercourt Park - Endless Possibilities' await! Step into a piece of Toronto's rich history with this grand Edwardian residence, proudly over looking the green expanse of coveted Dovercourt Park. Offered for the first time in 58 years, this cherished 5- bedroom home is brimming with character and potential. Spacious and sun- filled, the home boasts uninterrupted views of the park. An ideal canvas for your dream family home or an exciting opportunity to create a stunning multi-unit dwelling. Perfectly positioned just steps from top rated schools, vibrant shops, cafe's and transit.

**Inclusions:** 2 stoves, fridge, all Els and window coverings, water heater (owned), Furnace (owned)

**Listing Contracted With:** Royal LePage Security Real Estate 416-654-1010



<b>11 Carling Ave</b> <b>Toronto Ontario M6G 3S2</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$6,862.19/2025 <b>Sold Date:</b> 10/19/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,340,000 <b>List:</b> \$1,400,000 <b>For:</b> Sale <b>% Dif:</b> 96
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 20.5 x 83 Feet	<b>Bedrooms:</b> 3	<b>Washrooms:</b> 3
	<b>Irrg:</b>	1x2xGround, 1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Bloor & Ossington <b>Directions:</b> Hey Google, Take Me To The *BEST LOOKING SEMI* In The Christie Pits Neighbourhood			

**MLS#:** W12393771

**PIN#:** 212680133

**Legal:** PT LT 20-21 PL 378 NORTH WEST ANNEX AS IN WD143480; S/T & T/W WD143480 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> Partial Basement / Separate Entrance	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Park, Public Transit, School	<b>HST Applicable to Sale Price:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Farm/Agr:</b>
<b>Foundation:</b> Concrete Block		<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> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.93	x 10.01	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Ground	12.93	x 7.51	Hardwood Floor	Open Concept	W/O To Deck
3	Kitchen	Ground	10.07	x 9.68	Hardwood Floor	Quartz Counter	Breakfast Bar
4	Prim Bdrm	2nd	16.24	x 9.84	Hardwood Floor	B/I Closet	Picture Window
5	2nd Br	2nd	14.93	x 8.99	Hardwood Floor	B/I Closet	Bay Window
6	3rd Br	2nd	10.6	x 8.17	Hardwood Floor	B/I Closet	Large Window
7	Rec	Bsmt	28.25	x 16.99	Concrete Floor	Combined W/Laundry	3 Pc Bath

**Client Remarks:** Charming Meets Turnkey In This One Of A Kind Home Nestled In The Heart of Toronto's Desirable Christie Pits Neighbourhood. This All Brick 3 Bed 3 Bath Home Perfectly Blends Timeless Character With Thoughtfully Designed Modern Updates. Completely Reimagined & Gutted In 2020-2021, This Home Truly Offers Peace of Mind & Effortless Style. Featuring A Bright Open Concept Layout, New Hardwood Floors, Custom Millwork Throughout & A Rarely Offered Powder Room On The Main Floor For Added Convenience. Sleek Pinterest Worthy Kitchen With Slim Shaker Cabinets, Caesarstone Quartz, Zellige Tiled Backsplash, & Breakfast Bar Delivers Both Show-Stopping Beauty And Seamless Functionality. On The 2/F, You'll Find A Spacious Primary Retreat With A Massive Picture Window & Custom Millwork. The 2nd Bedroom Comes With Custom Millwork With Storage Systems, Bay Windows And Exposed Brick For That Added Charm & The 3rd Bedroom Is Generously Sized Perfect Great As An Office, Nursery Or Kid's Bedroom. Let's Not Forget About The Stunning, Expanded 4PC Bathroom With Cozy Heated Floors & High End Finishes. All Major Systems Have Been Addressed: New Main Stack (Previously Cast Iron), New Insulation, Updated All Electrical, Sistering Reinforcement Of The Basement Beam & All Main Floor Joists, HVAC Ducts, Roof (2020), Some Windows (2021), AC (2021), Furnace (2006). Newly Resodded Backyard With An Expansive Deck & Brand New 6FT Tall Fence On Both Sides Is Perfect For Dining Alfresco In The Summers & The Recent Addition Of The Enclosed Porch Is A Welcomed Bonus Space Providing Year-Round Enjoyment As A Sunroom To Enjoy Coffee In The Morning Or As A Transitional Entry Space. The Partially Finished Basement Comes Fully Equipped With A Separate Entrance (Great For Future Rental Income), 3PC Bathroom And A Functional Layout Which Awaits Your Finishing Touches. This Is Urban Living Done Right, Tasteful, Turnkey, And In One Of The City's Most Vibrant & Most Connected Community Driven Pockets.

**Inclusions:** Steps to Ossington Subway Station, Bickford Park, Christie Pits, Fiesta Farms & Some Of The Best Local Dining On Ossington Strip, On Geary Ave, Or St Clair West. Exceptional Walkability To Transit, Top Schools, Shops, Cafes And Restaurants. S/S Stove, S/S Microwave Rangehood, S/S Fridge, S/S B/I Dishwasher, Washer & Dryer, All Existing Light Fixtures, All Existing Window Coverings, Shed In Backyard, Furnace, CAC, Smoke Detectors, All Custom Closet Systems

**Listing Contracted With:** SUPERSTARS REALTY LTD. 416-816-8160



<b>241 Bartlett Ave Toronto Ontario M6H 3G3</b>		<b>Sold: \$1,450,000 List: \$1,500,000</b>
Taxes: \$6,560.56/2025	For: Sale	% Dif: 97
Sold Date: 07/18/2025		
SPIS: N	Last Status: SLD	DOM: 22
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	19.92 x 138 Feet	Washrooms: 2
	Irrig:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin & Dupont	Directions: Dufferin & Dupont	

MLS#: W12248455

PIN#: 212900194

Legal: PT LT 9 BLK S PL 622 NORTH WEST ANNEX AS IN CA602209; S/T & T/W CA602209; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: Hydro:
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: None	Gas: Phone:
Fireplace/Stv: N	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1908	Prop Feat: Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Apx Sqft: 1500-2000	Exterior Feat: Deck	Farm/Agr:
Lot Size Source: MPAC	Interior Feat: Carpet Free, In-Law Capability	Oth Struct:
Roof: Asphalt Shingle		Survey Type: Unknown
Foundation: Brick		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.19	x 15.19	Hardwood Floor	Window	
2	Dining	Main	15.29	x 13.29	Hardwood Floor	Window	Breakfast Bar
3	Kitchen	Main	14.11	x 11.61	Stainless Steel Appl	Hardwood Floor	W/O To Deck
4	Prim Bdrm	2nd	15.12	x 11.52	Hardwood Floor	Window	Closet
5	Office	2nd	10.1	x 9.42	Hardwood Floor		
6	2nd Br	2nd	10.1	x 9.51	Hardwood Floor	Window	Closet
7	3rd Br	2nd	15.09	x 11.61	Hardwood Floor	Window	Closet
8	Rec	Bsmt	22.08	x 14.11	Laminate	Window	
9	4th Br	Bsmt	13.71	x 10.1	Laminate	Closet	Window

**Client Remarks:** This beautifully maintained, extra-large semi feels more like a detached home, offering the space of a suburban property, right in the heart of the city. Located directly across from an elementary school and just steps to Dovercourt Park, the Boys and Girls Club, and Geary Avenue (recently named Toronto's coolest street), this location is as convenient as it is vibrant. Just a 5-minute stroll to Bloor Street and the subway, this home features 4 generously sized bedrooms plus a dedicated office-perfect for growing families or those working from home. The open-concept main floor is an entertainers dream, blending charm and functionality with airy, sun-filled spaces. A rare find in the area, enjoy a two-car garage and the kind of square footage that's hard to come by downtown. Bright, spacious, and lovingly cared for by the same family for nearly 30 years-this is a home that has it all. Truly one of a kind!

**Inclusions:** SS Fridge, SS Stove, SS Dishwasher. LG Washer & Dryer (2024). All ELF's. Hot water tank owned.

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



<b>350 Delaware Ave</b> <b>Toronto Ontario M6H 2T8</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$6,387.12/2025 <b>For:</b> Sale <b>% Dif:</b> 119 <b>Sold Date:</b> 07/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,901,000 <b>List:</b> \$1,599,000
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 7 + 2	
<b>Link:</b> 3-Storey	<b>Acreage:</b> 20.83 x 125 Feet	<b>Bedrooms:</b> 4 + 1	<b>Washrooms:</b> 4
<b>Irreg:</b>			1x2xGround, 1x4x2nd, 1x3x3rd, 1x3xLower
<b>Dir/Cross St:</b> Bloor & Dovercourt <b>Directions:</b> One way north from Bloor, one block east of Dovercourt			

MLS#: W12269798

PIN#: 212830648

Legal: Pt Lt 41, Blk 1 Plan 622 North West Annex, as in CA554061, City of Toronto

<b>Kitchens:</b> 1 + 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> Apartment / Finished with Walk-Out	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1907	<b>Prop Feat:</b> Hospital, Library, Park, Public Transit, Rec Centre, School	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Porch	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Interior Feat:</b> Accessory Apartment, Water Heater Owned	<b>HST Applicable to:</b> Not Subject to HST
<b>Lot Size Source:</b> MPAC		<b>Sale Price:</b>
<b>Roof:</b> Asphalt Shingle, Flat		<b>Farm/Agr:</b>
<b>Foundation:</b> Brick, Stone		<b>Oth Struct:</b> Shed
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.82	x 4	Hardwood Floor	Open Concept	Pot Lights
2	Living	Ground	13.58	x 12.76	Hardwood Floor	Open Concept	Pot Lights
3	Dining	Ground	12.76	x 10.17	Hardwood Floor	Centre Island	Modern Kitchen
4	Kitchen	Ground	13.42	x 8.43	Hardwood Floor	W/W Closet	Bay Window
5	2nd Br	2nd	13.48	x 10.6	Hardwood Floor	W/W Closet	
6	3rd Br	2nd	12.24	x 10.24	Hardwood Floor	W/O To Deck	
7	4th Br	2nd	11.75	x 9.74	Hardwood Floor	3 Pc Ensuite	W/W Closet
8	Prim Bdrm	3rd	13.16	x 12.24	Hardwood Floor	Combined W/Dining	Laminate
9	Living	Lower	14.76	x 13.68	Open Concept	Combined W/Kitchen	Laminate
10	Dining	Lower	14.76	x 13.68	Open Concept	Laminate	Combined W/Laundry
11	Kitchen	Lower	14.76	x 13.68	Open Concept	3 Pc Ensuite	Laminate
12	Br	Lower	14.01	x 13.68			
13	Furnace	Lower	6.76	x 6.07			
14	Utility	Lower	13.32	x 3.51			

**Client Remarks:** Welcome to This Charming, Historic Residence Situated on One of the Most Desirable & Mature Streets in Dovercourt Village. Circa 1907, Combining Timeless Character w/Modern Updates, This Renovated & Spacious Family Home Boasts 4 Bdrms & 4 Baths - Perfect for Accommodating Family & Guests Alike. The Exceptional Open-Concept Main Level w/Wide Plank Hdwd Floors, Soaring Ceilings, & Pot Lighting is an Ideal Space for Entertaining & Everyday Living. The Stunning, Gourmet Kitchen Has Been Fully Reno'd, Showcasing an Impressive Center Island w/Breakfast Bar, Superb Waterfall Quartz Countertop & Quality SS Appls. A Discreet Powder Room Under the Staircase Completes This Thoughtful Design. Upstairs, Discover 3 Generous Bedrooms on the 2nd Level, w/Hdwd Floors & Built-In Storage, Plus a Walk-Out to a West-Facing Roof Deck - Enjoy the Afternoon Sun & Evening Sunsets. The Expansive Primary Suite on the 3rd Floor Includes a Handy Ensuite Bath, Ample Closet Space + a 2nd Walk-Out - a Splendid Set-Up to Add a 2nd Sundek. Stylish & Self-Contained w/Separate Rear Entrance, the Reno'd Lower Level Features a Spacious 1 Bdrm Suite - Perfect Space for Guests, Rental Income, or Extended Family. It Includes a Beautiful Luxurious Kitchen, a Lovely Bath, a Good-Sized Bedroom & its Own Laundry. Step Outside to the Tranquil Backyard & Relax in the Lush & Colourful West-Facing Perennial Garden. At the Front, the Private, Covered Porch is a Peaceful Spot for Morning Coffee. There's Parking for 2 Cars Via the Rear Lane. A Stone's Throw to the Best of Everything in Dovercourt Village, it's Just a 5 Min Stroll to the Ossington Subway Station Right on Delaware & An Array of Vibrant Shops/Cafes on Bloor. There's an Abundance of Nearby Green Spaces Too: Christie Pits & Dufferin Grove Parks Where Virtually Every Outdoor Activity is Available: Swimming, Farmer's Market, Sports Fields, Playgrounds, Wading Pool, Skateboarding, Pickleball, or Take in a Game & Watch the Toronto Maple Leafs Baseball Team.

**Inclusions:** Main Level: SS Refrigerator (2025), Gas Stove, Stove Hood, B/I Dishwasher, Microwave (2025); Washer, Dryer. Electric Light Fixtures, Ductless Air Conditioner on 3rd Floor, Garden Shed, Gas Burner & Equipment, Central Air Conditioner, Hot Water Tank (O). Lower Level: Refrigerator, Stove, Stove Hood, Washer, Dryer.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:30:06 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



**22 St. Raymond Hts**  
**Toronto Ontario M6G 4C2**

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto

**Taxes:** \$6,892.36/2025

**For:** Sale

**Sold:** \$1,618,000

**List:** \$1,640,000

**Sold Date:** 09/26/2025

**% Dif:** 99

**SPIS:** N

**Last Status:** SLD

**DOM:** 8

Att/Row/Twnhouse

**Fronting On:** N

**Rms:** 7 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3

3-Storey

13.91 x 56.83 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x4x3rd

**Dir/Cross St:** Bloor + Christie **Directions:** Bloor + Christie

**MLS#:** W12412180

**PIN#:** 212670530

**Legal:** PT LT 129-130 PL 1088 CITY WEST PARTS 3, 16, 29, 42 & 43 66R19623; S/T & T/W CA786612; T/W CA785413, S/T EASEMENT OVER PART LOTS 129,130,131,131A ON PLAN 1088 DESIGNATED AS PARTS 14 TO 25, 39 TO 61 ON PLAN 66R-19623 IN FAVOUR OF THE OWNERS OF LANDS AS DES

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> None	<b>Park/Drive:</b> Private	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water:</b> Municipal
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 2003	<b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Auto Garage Door Remote, Built-In Oven, Carpet Free, Central Vacuum, ERV/HRV, On Demand Water Heater, Sump Pump, Water Heater Owned, Water Purifier, Water Softener, Storage	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000		<b>HST Applicable to Sale Price:</b> Included In
<b>Lot Size Source:</b> MPAC		<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle	<b>Survey Type:</b> None	<b>Oth Struct:</b>
<b>Foundation:</b> Concrete		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024 <b>POTL:</b>	<b>Security Feat:</b> Smoke Detector	
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.96	x 16.5	Hardwood Floor	Combined W/Dining	Gas Fireplace
2	Dining	Main	12.96	x 13.52	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Main	13.06	x 10.53	Ceramic Floor	Stainless Steel Sink	Quartz Counter
4	2nd Br	2nd	13.02	x 11.52	Hardwood Floor	Large Closet	Large Window
5	3rd Br	2nd	10.73	x 10.04	Hardwood Floor	Large Closet	Skylight
6	Office	2nd	6.59	x 5.77	Hardwood Floor	Vaulted Ceiling	Skylight
7	Prim Bdrm	3rd	13.06	x 12.07	Hardwood Floor	Large Window	4 Pc Ensuite

**Client Remarks:** For An Unparalleled Urban Lifestyle! This rarely offered 3-bedroom, 2-bath townhome is a true gem in the heart of Seaton Village - one of Toronto's most vibrant and coveted neighbourhoods. Just steps from Christie Pits Park, the subway, and Fiesta Farms (arguably the city's best market), this home is perfectly positioned to enjoy a modern lifestyle in a dynamic, family-friendly community. Ideally suited for a single person, couple or young family, the bright and modern open-concept main floor makes an immediate impression, featuring beautiful walnut hardwood floors, soaring ceilings, a cozy gas fireplace, and a striking glass wall that elegantly frames the staircase. At the heart of the home, the stunningly updated kitchen combines style and functionality, with floor-to-ceiling cabinetry, sleek Jennair appliances, thick quartz countertops, a gleaming island with a built-in wine fridge and a walkout to a charming terrace, perfect for morning coffee. Upstairs, two well-sized bedrooms share a pretty 4-piece bath, while a skylit office with a vaulted ceiling offers the ideal work-from-home space or reading retreat. The third floor is dedicated entirely to the primary suite, a private sanctuary boasting two skylights, a 4-piece ensuite, and generous closets designed to satisfy the most discerning fashionista. Crowning the home is a spectacular 360 SF rooftop terrace with panoramic skyline views, including the iconic CN Tower - a dream spot for entertaining or unwinding under the stars. A private, built-in garage with direct access adds a rare level of convenience for downtown living. Surrounded by the area's eclectic mix of restaurants, cafes, and shops, and with green space, transit, and excellent schools minutes away, this property offers the perfect balance of lifestyle, design, and location. A rare opportunity to own a showpiece townhome in an unbeatable location!

**Inclusions:** Stainless Steel Appliances: Wolf Gas Stove + Vent-a-Hood Exhaust, Jenn-Air Built-In Double Door Fridge, Jenn-Air Built-in Convection Oven, Jenn-Air Built-In Microwave, Jenn-Air Wine Fridge. Smart Touch Faucet, Waterdrop Water Filtration System. LG Black 5.2 Cu. Ft. Front Load Washer + LG Black 7.4 Cu Ft. Front Load Electric Dryer. Ecobee Thermostat. Nest Doorbell. Schlage Sense Smart Lock Deadbolt w/ Alarm. Eureka Central Vac + Equipment. Tempstar Gas Burner + Equipment. Honeywell Humidifier. Whirlpool Water Softener. GSV by Takagi Tankless Hot Water Heater. Tesla EV Charger. All Electric Light Fixtures, Including Phillips Smart Hue Pot Lights + Smart Lights for Pendant Lights (in Living (West Elm) + Dining (Crate + Barrel) Motion Sensor Fans in Bathrooms. Please See Property Info Sheet for Additional

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:30:06 PM

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

**Info (Attached) + Floor Plans (Attached)** Please note: Each homeowner is responsible for paying a \$480 annual shared facilities fee for maintenance and snow removal.

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



<b>940 Dovercourt Rd Toronto Ontario M6H 2X5</b>			<b>Sold: \$1,630,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			<b>List: \$1,648,800</b>
<b>Taxes:</b> \$7,246.78/2025	<b>For:</b> Sale	<b>% Dif:</b> 99	
<b>Sold Date:</b> 08/15/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 22	
Semi-Detached	<b>Fronting On:</b> W	<b>Rms:</b> 7 + 5	
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 3	
2-Storey	22.5 x 132 Feet	<b>Washrooms:</b> 5	
	<b>Irrig:</b>	2x5x2nd, 1x2xMain, 2x4xBsmt	
	<b>Dir/Cross St:</b> Hallam	<b>Directions:</b> Hallam	

MLS#: W12304919

PIN#: 212830475

Legal: PT LT 34 BLK K PL 622 NORTH WEST ANNEX AS IN CT493973; CITY OF TORONTO

<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> Separate Entrance / Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Water:</b>
<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>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Family Room	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Shingles	<b>Interior Feat:</b> Auto Garage Door	<b>Sale Price:</b>
<b>Foundation:</b> Block	Remote, Carpet Free, In-Law Suite, On	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:	Demand Water Heater, Water Heater	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Owned	<b>Survey Type:</b>
<b>Laundry lev:</b>		<b>Spec Desig:</b>
None		None
Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.74	x 12.47	Combined W/Dining	Open Concept	East View
2	Dining	Main	12.47	x 26.74	Combined W/Living	South View	Wood Floor
3	Kitchen	Main	17.06	x 11.81	Centre Island	Breakfast Bar	Eat-In Kitchen
4	Family	Main	18.04	x 10.5	W/O To Deck	Pot Lights	Wood Floor
5	Prim Bdrm	2nd	18.04	x 12.47	5 Pc Ensuite	W/O To Balcony	W/I Closet
6	2nd Br	2nd	14.44	x 10.17	Pot Lights	South View	Hardwood Floor
7	3rd Br	2nd	10.17	x 10.17	West View	Closet	Pot Lights
8	Br	Bsmt	13.48	x 12.01	Pot Lights	East View	
9	Dining	Bsmt	9.42	x 8.76	Pot Lights		
10	Kitchen	Bsmt	12.07	x 8.5	Pot Lights	Backsplash	Double Sink
11	Br	Bsmt	11.09	x 8.92	South View	Closet	Pot Lights
12	Br	Bsmt	10.6	x 8.6	South View	Pot Lights	Closet

**Client Remks:** Step Into Nearly 2300 Sqft Of Thoughtfully Renovated Living Space In One Of Toronto's Most Sought-After Neighbourhoods - Dovercourt Village. Bathed In Natural Sunlight Through Expansive East And South-Facing Windows, This Home Seamlessly Blends Modern Design With Everyday Functionality. Open Concept Main Floor With A Stunning Custom Kitchen, Large Island With Breakfast Bar And High End Finishes. Wide Plank Wood Flooring Throughout Main Floor Creates A Warm And Inviting Space. Family Room At Rear Behind Sliding Barn Doors Offers Ultimate Versatility For Either A Home Office, Play Room Or Cozy Living Space With A Rough-In Fireplace. A Welcoming Foyer Includes A Stylish And Functional Alcove With A Built-In Bench, While The Main Floor Powder Room Is Thoughtfully Tucked Away For Added Privacy. Primary Bedroom Retreat With A Walkout To A Serene East Facing Balcony, 5 Piece Luxury Ensuite With Double Vanity, A Walk-In Closet And Custom Built-Ins. Second Floor Laundry Room Offers Ultimate Practicality And Convenience. Finished Basement Includes A Beautifully Appointed 3 Bed In-Law Suite With Separate Entrance And Self Contained Laundry Offering Tons Of Flexibility For Extended Family Or Creates The Possibility Of Future Income Potential. Oversized Double Garage Offers Space For 2 Cars Plus Storage. Potential To Build A Laneway House, Report With Details Available. You Can Check Every Box With This One, From Abundant Space And High-End Custom Finishes To An Unbeatable Location. Enjoy Everything Dovercourt Village Has To Offer, Just Steps To Restaurants, Entertainment, Dovercourt Park, Ossington TTC Station, Neighbourhood Cafes, Fantastic Schools And Shops. Please See The List Of Upgrades In Attachments.

**Inclusions:** All ELF, All Window Coverings, 2 Fridges, 2 Stoves, Dishwasher, 2 Washers, 2 Dryers, Gas Furnace, Central Air, Garage Door Opener

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



**134 Pendrith St**  
**Toronto Ontario M6G 1R7**  
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**Taxes:** \$8,769/2024      **For:** Sale      **% Dif:** 94  
**Sold Date:** 07/28/2025      **SPIS:** N      **Last Status:** SLD      **DOM:** 49  
**Duplex**      **Fronting On:** E      **Rms:** 8 + 3  
**Link:**      **Acreage:**      **Bedrooms:** 4 + 2  
**2-Storey**      **35.41 x 55.25 Feet**      **Washrooms:** 4  
**Irrig:**      **Dir/Cross St:** Dupont/Shaw      **Directions:** Dupont/Shaw  
 3x3, 1x2

**MLS#:** W12206105

**PIN#:** 212670346

**Legal:** PT LT 144-145 PL 1088 CITY WEST AS IN CA236783 S/T & T/W CA236783; CITY OF TORONTO

<b>Kitchens:</b> 3	<b>Exterior:</b> Brick	<b>Zoning:</b> 6
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Apartment / Separate Entrance	<b>Park/Drive:</b> Private	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private, Tandem	<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> N	<b>UFFI:</b> No	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Family Room, Fenced Yard, Library, Park, Place Of Worship, Public Transit, School	<b>Accessibility:</b>
<b>Roof:</b> Unknown	<b>Interior Feat:</b> Built-In Oven, Carpet Free, In-Law Capability, In-Law Suite	<b>Feat:</b> Accessible Public Transit Nearby, Level Entrance, Multiple Entrances, Parking
<b>Foundation:</b> Unknown		<b>HST Applicable to:</b> Not Subject to HST
<b>Assessment:</b> POTL:		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Farm/Agr:</b>
<b>Laundry lev:</b> Main		<b>Oth Struct:</b>
		<b>Survey Type:</b> Unknown
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Main	22.34	x 20.73	Open Concept	Large Window	South View
2	Br	Main	13.68	x 11.09	Renovated		
3	Kitchen	Main	9.84	x 7.84	Open Concept	Renovated	
4	Kitchen	Main	18.57	x 10.76	Renovated	Eat-In Kitchen	
5	Great Rm	2nd	11.75	x 11.25	Hardwood Floor		
6	Br	2nd	10.5	x 10.07			
7	Br	2nd	16.67	x 10.07			
8	Br	2nd	13.32	x 10.93			
9	Kitchen	Bsmt	21.16	x 10.5	Eat-In Kitchen	Renovated	
10	Great Rm	Bsmt	13.25	x 12.17			
11	Br	Bsmt	16.08	x 10.01			
12	Br	Bsmt	12.8	x 9.58			

**Client Remarks:** 134 Pendrith is located in a Vibrant Community located at the North/East corner of Shaw and Pendrith with-in walking distance to Christie Pits. In 2015/16 it was renovated - New High Efficiency Boiler/Water Heater, Quality Air-Exchange System (HRV), 2 Electrical Meters, the finest of Italian Kitchen in the Main and Basement Units. Impeccably Maintained all 3000 sq ft living space. Presently it is a Legal Duplex + Basement Apartment w/a Private Drive for 2 cars a rarity in the community - It is Multi Functional - Perfect for Shared living, Generational Living, Investment, it can be converted to Single Family home + income or any combination that meets your needs. Lots of green space, fenced, A unique Building with Character and Charm An Opportunity to Build Wealth! Fully renovated - tenants will stay or leave \$8600 monthly rent. Triple A schools within walking distance, Great Shopping! Motivated Seller!

**Inclusions:** 3 fridges, 3 stoves, 3 dishwashers, 3 washer and dryers 2 separate meters Fully Fenced

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