




|   |                                     |                                   |                            |                   |                    |
|---|-------------------------------------|-----------------------------------|----------------------------|-------------------|--------------------|
|   | <b>95 ROGERS Rd</b>                 |                                   | <b>Sold: \$785,000</b>     |                   |                    |
|   | <b>Toronto Ontario M6E 1P4</b>      |                                   | <b>List: \$799,900</b>     |                   |                    |
|   | Toronto C03 Oakwood Village Toronto |                                   |                            |                   |                    |
|   | <b>Taxes:</b> \$3,244.80/2024       |                                   | <b>For:</b> Sale           |                   |                    |
| <b>Sold Date:</b> 04/17/2025  |                                     | <b>% Dif:</b> 98                  |                            |                   |                    |
| <b>SPIS:</b> N  |                                     | <b>Last Status:</b> SLD           | <b>DOM:</b> 31             |                   |                    |
| Detached  |                                     | <b>Fronting On:</b> N             | <b>Rms:</b> 7 + 2          |                   |                    |
| <b>Link:</b> N  |                                     | <b>Acreage:</b> < .50             | <b>Bedrooms:</b> 3         |                   |                    |
| 2-Storey  |                                     | 23 x 100 Feet                     | <b>Washrooms:</b> 2        |                   |                    |
|   |                                     | <b>Irreg:</b>                     | 1x3, 1x3                   |                   |                    |
| <b>Dir/Cross St:</b> Dufferin St to Rogers Rd   |                                     |                                   |                            |                   |                    |
| <b>MLS#:</b> C12024059  |                                     |                                   |                            |                   |                    |
| <b>PIN#:</b> 104750004  |                                     |                                   |                            |                   |                    |
| <b>Kitchens:</b> 1 + 1  |                                     | <b>Exterior:</b> Brick            | <b>Zoning:</b>             |                   |                    |
| <b>Fam Rm:</b> Y  |                                     | <b>Drive:</b> Private             | <b>Cable TV:</b>           |                   |                    |
| <b>Basement:</b> Part Bsmt  |                                     | <b>Gar/Gar Spcs:</b> Detached / 1 | <b>Gas:</b>                |                   |                    |
| <b>Fireplace/Stv:</b> N   |                                     | <b>Drive Park Spcs:</b> 1         | <b>Water:</b> Municipal    |                   |                    |
| <b>Heat:</b> Radiant / Gas  |                                     | <b>Tot Prk Spcs:</b> 2            | <b>Water Supply:</b>       |                   |                    |
| <b>A/C:</b> None  |                                     | <b>UFFI:</b> No                   | <b>Sewer:</b> Sewers       |                   |                    |
| <b>Central Vac:</b> N   |                                     | <b>Pool:</b> None                 | <b>Waterfront:</b>         |                   |                    |
| <b>Apx Age:</b> 51-99   |                                     | <b>Prop Feat:</b> Family Room     | <b>Retirement:</b>         |                   |                    |
| <b>Apx Sqft:</b> 700-1100   |                                     |                                   | <b>Farm/Agr:</b>           |                   |                    |
| <b>Assessment:</b> <b>POTL:</b>   |                                     |                                   | <b>Oth Struct:</b>         |                   |                    |
| <b>POTL Mo Fee:</b>   |                                     |                                   | <b>Spec Desig:</b> Unknown |                   |                    |
| <b>Laundry lev:</b>   |                                     |                                   |                            |                   |                    |
| <b>#</b>  | <b>Room</b>                         | <b>Level</b>                      | <b>Length (ft)</b>         | <b>Width (ft)</b> | <b>Description</b> |
| 1   | Sunroom                             | Main                              | 8.43                       | x 4.49            |                    |
| 2   | Foyer                               | Main                              | 12.24                      | x 6.27            |                    |
| 3   | Living                              | Main                              | 13.16                      | x 10.5            |                    |
| 4   | Dining                              | Main                              | 14.5                       | x 9.32            |                    |
| 5   | Kitchen                             | Main                              | 13.91                      | x 7.35            |                    |
| 6   | Br                                  | 2nd                               | 10.4                       | x 7.68            |                    |
| 7   | Prim Bdrm                           | 2nd                               | 13.42                      | x 9.09            |                    |
| 8   | Br                                  | 2nd                               | 11.25                      | x 10.17           |                    |
| 9   | Bathroom                            | 2nd                               | 7.74                       | x 6.5             | 3 Pc Bath          |
| 10  | Utility                             | Bsmt                              | 12.5                       | x 9.09            |                    |
| 11  | Bathroom                            | Bsmt                              | 6                          | x 3.67            | 3 Pc Bath          |
| 12  | Family                              | Bsmt                              | 16.77                      | x 13.25           |                    |
| 13  | Kitchen                             | Bsmt                              | 8.76                       | x 6.92            |                    |
| <b>Client Remks:</b> Location location!! In the heart of Toronto, this 3-bedroom detached home with 2 full bath and 2 full kitchen awaits your personal touch. Separate side entrance to basement and detached garage for up to 2 parking spots make this house a must see! Possibility of making a third unit as there are 3 separate entrances into property. |                                     |                                   |                            |                   |                    |
| <b>Extras:</b>  |                                     |                                   |                            |                   |                    |
| <b>Listing Contracted With:</b> RE/MAX ESCARPMENT REALTY INC.905-545-1188   |                                     |                                   |                            |                   |                    |


**199 Earls Court Ave**  
**Toronto Ontario M6E 4B2**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,298.89/2024**For:** Sale**Sold:** \$922,500**List:** \$999,900**Sold Date:** 05/30/2025**% Dif:** 92**SPIS:** N**Last Status:** SLD**DOM:** 35

Detached

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

Bungalow

21.93 x 128 Feet

**Washrooms:** 2**Irreg:**

1x4xMain, 1x3xLower

**Dir/Cross St:** Dufferin/St. Clair/Rogers**MLS#:** W12103556**PIN#:** 104760331

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Window Unit  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:** 700-1100  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

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

**Hydro:**  
**Phone:**  
 Municipal  
 Sewers  
 Unknown

| # | Room      | Level | Length (ft) | Width (ft) | Description   |
|---|-----------|-------|-------------|------------|---------------|
| 1 | Kitchen   | Main  | 9.48        | x 9.48     | Ceramic Floor |
| 2 | Dining    | Main  | 9.94        | x 11.98    | Ceramic Floor |
| 3 | Family    | Main  | 12.3        | x 10.99    | Parquet Floor |
| 4 | Prim Bdrm | Main  | 12.5        | x 8.1      | Parquet Floor |
| 5 | 2nd Br    | Main  | 10.01       | x 8.1      | Parquet Floor |
| 6 | 3rd Br    | Main  | 8.99        | x 7.48     | Ceramic Floor |
| 7 | Rec       | Lower | 21.49       | x 10.01    | Ceramic Floor |

**Client Remks:** Detached 3 Bdrm Brick Bungalow With A Oversized 2 Car Garage In Corso Italia. Main Floor Features Family Room, 3 Bedrooms, Kitchen With Step Down To Dining Room & Walk-Out To Backyard. Finished Basement Approx 1000 Sq Ft With Large Rec Room, Wood Burning Brick Fireplace With New Chimney Damper, Storage Area, Renovated 3 Pc Bath & Cold Cellar. W/O From Dining Room To Spacious Back Yard With Large brand New Concrete Patio. Very Convenient Entrance To Garage From Yard, Garage Roof Just Reshinged, Great Locaton, Steps To St. Clair, Schools, Public Transportation and Parks. Tremendous Potential & Opportunity to expand or renovate. Great Investment.

**Extras:****Listing Contracted With:** SOURCE 4 REALTY INC.416-742-6464


**24 Norton Ave**  
**Toronto Ontario M6E 1E2**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,170.14/2024**For:** Sale**Sold:** \$937,500**List:** \$1,050,000**Sold Date:** 02/04/2025**% Dif:** 89**SPIS:** N**Last Status:** SLD**DOM:** 20

Detached

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

2-Storey

18 x 100 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x2xBsmt

**Dir/Cross St:** Dufferin/St Clair**MLS#:** W11923811**PIN#:** 213170406

|                       |                  |                         |               |                      |               |
|-----------------------|------------------|-------------------------|---------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick / Stone | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           | Front Yard    | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Sep Entrance     | <b>Gar/Gar Spcs:</b>    | Other / 0     | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N                | <b>Drive Park Spcs:</b> | 1             | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 1             | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            |               | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None          | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       |               | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                  |                         |               | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |               | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |               | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   |                  |                         |               |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |              |              |
|----|-----------|-------|-------------|------------|----------------|--------------|--------------|
| 1  | Kitchen   | Main  | 15.09       | x 13.12    | Vinyl Floor    | Window       | Window       |
| 2  | Pantry    | Main  | 9.51        | x 4.92     | Vinyl Floor    | East View    | Window       |
| 3  | Dining    | Main  | 10.83       | x 10.17    | Hardwood Floor | Open Concept | Window       |
| 4  | Living    | Main  | 14.44       | x 11.81    | Hardwood Floor | South View   | Window       |
| 5  | Bathroom  | 2nd   | 8.86        | x 5.91     | Ceramic Floor  | North View   | Window       |
| 6  | 3rd Br    | 2nd   | 10.83       | x 8.86     | Vinyl Floor    | Walk-Out     | Closet       |
| 7  | Sunroom   | 2nd   | 13.12       | x 8.86     | Vinyl Floor    | Window       | Window       |
| 8  | 2nd Br    | 2nd   | 11.48       | x 8.86     | Vinyl Floor    | Closet       | Window       |
| 9  | Prim Bdrm | 2nd   | 15.42       | x 11.81    | Vinyl Floor    | Closet       | Large Window |
| 10 | Laundry   | Bsmt  | 10.5        | x 10.17    | Concrete Floor | Double Sink  | Window       |
| 11 | Bathroom  | Bsmt  | 8.86        | x 4.92     | Ceramic Floor  | West View    | Window       |
| 12 | Rec       | Bsmt  | 20.01       | x 14.11    | Vinyl Floor    |              |              |

**Client Remks:** Location, Location, Location. Welcome to This Solid All Detached Brick Three Bedroom Home. This Home Invites Your Own Personal Touches to Make It Yours. Freshly Painted, It Features Living Room, Dining Room on Hardwood Floor, Kitchen, New Flooring On Second Floor, Three Bedrooms, Sun Room and Four Piece Bathroom, Basement with Separate Entrance, Bedroom and Bathroom, Amana High Efficiency Furnace 2022, Large Cantina/Cold Room, Private Drive with Parking. You Will Enjoy the Benefits of this Vibrant Community of Corso Italia (St Clair Ave West and Dufferin St). Conveniently Located Just Steps Away From Restaurants, Parks, TTC \*\*EXTRAS\*\* Freezer, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Gas Furnace & Equipment, Hot Water Tank (owned)

**Extras:****Listing Contracted With:** SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200



**1809 Dufferin St**  
**Toronto Ontario M6E 3P5**  
 Toronto C03 Oakwood Village Toronto  
**Taxes:** \$4,299/2025 **For:** Sale **% Dif:** 100  
**Sold Date:** 05/29/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 42  
 Detached **Fronting On:** E **Rms:** 8 + 3  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 25 x 122.25 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Dufferin St, north of St. Clair

**MLS#:** C12089399**PIN#:** 104750784

|                       |                         |   |              |                      |               |
|-----------------------|-------------------------|---|--------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1 + 1                   | <b>Exterior:</b>                        | Brick        | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                       | <b>Drive:</b>                           | Mutual       | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Part Fin / Sep Entrance | <b>Gar/Gar Spcs:</b>                    | Detached / 3 | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N                       | <b>Drive Park Spcs:</b>                 | 1            | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Radiant / Gas           | <b>Tot Prk Spcs:</b>                    | 4            | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | None                    | <b>UFFI:</b>                            |              | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>                            | None         | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                         | <b>Prop Feat:</b>                       |              | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1100-1500               | Library, Park, Place Of Worship, Public |              | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | 2024 <b>POTL:</b>       | Transit, Rec Centre, School             |              | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                         |   |              | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Lower                   |   |              |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                     |                  |
|----|-----------|-------|-------------|------------|--------------------|---------------------|------------------|
| 1  | Living    | Main  | 11.84       | x 18.08    | Hardwood Floor     | French Doors        | Stone Fireplace  |
| 2  | Dining    | Main  | 10.76       | x 14.24    | Hardwood Floor     | Casement Windows    |                  |
| 3  | Kitchen   | Main  | 8.17        | x 14.24    | Walk-Out           | Ceramic Back Splash | Double Sink      |
| 4  | Prim Bdrm | 2nd   | 14.67       | x 9.51     | Hardwood Floor     | Casement Windows    | Closet           |
| 5  | 2nd Br    | 2nd   | 9.51        | x 13.09    | Hardwood Floor     | Casement Windows    | Closet           |
| 6  | 3rd Br    | 2nd   | 13.91       | x 9.51     | Hardwood Floor     | Closet              | Casement Windows |
| 7  | 4th Br    | 2nd   | 10.33       | x 9.51     | Casement Windows   | Linoleum            | East West View   |
| 8  | Rec       | Bsmt  | 18.18       | x 10.76    | Linoleum           | Above Grade Window  |                  |
| 9  | Kitchen   | Bsmt  | 7.25        | x 10.33    | Above Grade Window | Linoleum            | Open Concept     |
| 10 | Laundry   | Bsmt  | 10.76       | x 12.99    | Laundry Sink       |                     |                  |
| 11 | Cold/Cant | Bsmt  | 10.24       | x 6.66     | Above Grade Window |                     |                  |
| 12 | Other     | Bsmt  | 7.51        | x 19.78    |                    |                     |                  |

**Client Remks:** A smart investment opportunity in a highly desirable area. Charming & versatile home with income potential! This well-maintained, detached 2-storey home offers endless possibilities! Featuring 4 spacious bedrooms and 2 bathrooms, this property combines original character with thoughtful upgrades throughout. The main floor boasts a bright kitchen with a walk-out to the backyard, while the basement includes a second kitchen and a separate side entrance ideal for converting into an apartment, in-law suite, or for that independent teen who's craving their own space. A unique bonus: one of the second-floor bedrooms has rough-in plumbing and existing kitchen cabinetry, offering the potential to create an additional kitchen for multi family use. Endless possibilities. Enjoy peace of mind with recent updates including windows, roof, furnace, hot water tank and more. The mutual driveway leads to a wide rear garage space and parking that fits upto 5 cars (note: the existing garage needs work). Great opportunity to build a 1200 sq ft garden suite! Whether you're looking to live in, invest, or create multi-unit living, this home is full of opportunity! Enjoy the Oakwood Village and Corso Italia communities offering unique shops, restaurants, cafes, medical services just to name a few, TTC steps away, minutes to major highways.

**Extras:****Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-656-3500



**52 Nairn Ave N****Toronto Ontario M6E 4G7**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,513/2024**For:** Sale**Sold: \$1,033,000****List: \$938,000****% Dif:** 110**Sold Date:** 05/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

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

2-Storey

23 x 125 Feet

**Washrooms:** 2**Irreg:**

1x3xBsmt, 1x3x2nd

**Dir/Cross St:** Dufferin St and St claire

IPRO REALTY LTD., Brokerage

**MLS#:** W12133439**PIN#:** 213170092**Assignment:** N**Fractional Ownership:** N**Kitchens:** 1 + 1**Fam Rm:** Y**Basement:** Finished**Fireplace/Stv:** N**Heat:** Forced Air / Gas**A/C:** Central Air**Central Vac:** N**Apx Age:** 51-99**Apx Sqft:** 1100-1500**Assessment:** 2024 **POTL:** N**POTL Mo Fee:****Laundry lev:****Exterior:** Brick**Drive:****Gar/Gar Spcs:** Detached / 1**Drive Park Spcs:** 1**Tot Prk Spcs:** 2**UFFI:****Pool:** None**Prop Feat:** Family Room**Zoning:** residential**Cable TV:** Y **Hydro:** Y**Gas:** Y **Phone:** Y**Water:** Municipal**Water Supply:****Sewer:** Sewers**Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:** Other

| # | Room      | Level | Length (ft) | Width (ft) | Description    |
|---|-----------|-------|-------------|------------|----------------|
| 1 | Living    | Main  | 0           | 0          | Hardwood Floor |
| 2 | Dining    | Main  | 0           | 0          |                |
| 3 | Kitchen   | Main  | 0           | 0          |                |
| 4 | Prim Bdrm | 2nd   | 0           | 0          | Hardwood Floor |
| 5 | 2nd Br    | 2nd   | 0           | 0          | Hardwood Floor |
| 6 | 3rd Br    | 2nd   | 0           | 0          | Hardwood Floor |
| 7 | Kitchen   | 2nd   | 0           | 0          | Vinyl Floor    |
| 8 | 3rd Br    | Bsmt  | 0           | 0          | Tile Floor     |
| 9 | Cold/Cant | Bsmt  | 0           | 0          |                |

**Client Remks:** Location, Location, Location. Welcome to 52 Nairn Ave. This Solid All Detached Brick 3 Bedroom Home. This Home Invites Your Own Personal Touches to Make It Yours. It Features Living Room and Dining Rm on Hardwood Floor with Kitchen leading to basement stairs and side entrance... kitchen On Second Floor. This 2 Bedrooms + 1, has Basement with Separate Entrance with open concept Bedroom, Furnace and AC (2019), Large Cantina/Cold Room, Laneway parking with 1.5 garage space. you can build a garden suite for extra income....You Will Enjoy the Benefits of this Vibrant Community of Corso Italia (St Clair Ave West and Dufferin St).Conveniently Located Just Steps Away From Restaurants, Parks, TTC **\*\*EXTRAS\*\*** Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Gas Furnace & Equipment, Hot Water Tank (rental)

**Extras:****Listing Contracted With:** IPRO REALTY LTD.416-364-4776



|  |  |                  |                   |                              |  |
|--|--|------------------|-------------------|------------------------------|--|
| 120 Ascot Ave                              |  |                  | Sold: \$1,100,000 |                              |  |
| Toronto Ontario M6E 1G2                    |  |                  | List: \$1,160,000 |                              |  |
| Toronto W03 Corso Italia-Davenport Toronto |  |                  |                   |                              |  |
| Taxes: \$4,141.52/2024                     |  | For: Sale        |                   | % Dif: 95                    |  |
| Sold Date: 05/20/2025                      |  |                  |                   |                              |  |
| SPIS: Y                                    |  | Last Status: SLD |                   | DOM: 14                      |  |
| Detached                                   |  | Fronting On: N   |                   | Rms: 6 + 1                   |  |
| Link: N                                    |  | Acreage:         |                   | Bedrooms: 3                  |  |
| 2-Storey                                   |  | 18 x 120 Feet    |                   | Washrooms: 3                 |  |
|  |  | Irreg:           |                   | 1x3xMain, 1x4x2nd, 1x3xLower |  |
| Dir/Cross St: Dufferin & St. Clair         |  |                  |                   |                              |  |


|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> W12127916 | <b>PIN#:</b> 213180133 |
|------------------------|------------------------|

|   |  |  |                               |
|---|--|--|-------------------------------|
| <b>Kitchens:</b> 1 + 1                    |  | <b>Exterior:</b> Brick                 | <b>Zoning:</b>                |
| <b>Fam Rm:</b> N                          |  | <b>Drive:</b> Private                  | <b>Cable TV:</b>              |
| <b>Basement:</b> Apartment / Sep Entrance |  | <b>Gar/Gar Spcs:</b> Detached / 2      | <b>Hydro:</b>                 |
| <b>Fireplace/Stv:</b> N                   |  | <b>Drive Park Spcs:</b> 0              | <b>Gas:</b>                   |
| <b>Heat:</b> Forced Air / Gas             |  | <b>Tot Prk Spcs:</b> 2                 | <b>Water:</b>                 |
| <b>A/C:</b> Central Air                   |  | <b>UFFI:</b>                           | <b>Water Supply:</b>          |
| <b>Central Vac:</b> N                     |  | <b>Pool:</b> None                      | <b>Sewer:</b> Sewers          |
| <b>Apx Age:</b>                           |  | <b>Prop Feat:</b>                      | <b>Waterfront:</b>            |
| <b>Apx Sqft:</b> 1100-1500                |  | Arts Centre, Fenced Yard, Park, Public | <b>Retirement:</b>            |
| <b>Assessment:</b> <b>POTL:</b>           |  | Transit, Rec Centre, School            | <b>Farm/Agr:</b>              |
| <b>POTL Mo Fee:</b>                       |  |  | <b>Oth Struct:</b> Drive Shed |
| <b>Laundry lev:</b> Lower                 |  |  | <b>Spec Desig:</b> Unknown    |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                   |
|---|-----------|-------|-------------|------------|----------------|----------------------|-------------------|
| 1 | Living    | Main  | 13.09       | x 8.33     | Hardwood Floor | Pot Lights           | Combined W/Dining |
| 2 | Dining    | Main  | 11.78       | x 8.33     | Hardwood Floor | Pot Lights           | Combined W/Living |
| 3 | Kitchen   | Main  | 13.88       | x 11.88    | Quartz Counter | Stainless Steel Appl | W/O To Yard       |
| 4 | Prim Bdrm | 2nd   | 12.73       | x 9.65     | Hardwood Floor | Large Window         | Closet            |
| 5 | 2nd Br    | 2nd   | 9.58        | x 9.28     | Hardwood Floor | Large Window         |                   |
| 6 | 3rd Br    | 2nd   | 10.04       | x 9.28     | Hardwood Floor | Large Window         |                   |
| 7 | Rec       | Lower | 24.74       | x 11.02    | Vinyl Floor    | Pot Lights           | Window            |
| 8 | Kitchen   | Lower | 11.19       | x 8.53     | Quartz Counter | Pot Lights           | Walk-Up           |

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| <b>Client Remks:</b> Charming and well-maintained detached home nestled in the heart of Toronto's vibrant Corso Italia neighborhood. This inviting property features a functional layout with spacious principal rooms, large windows for abundant natural light, and a thoughtfully updated kitchen with stainless steel appliances and ample storage. The home offers comfortable bedrooms and a finished basement perfect for extended family or rental potential and a private backyard ideal for outdoor enjoyment. Located on a quiet, tree-lined street just steps from St. Clair West, shops, cafes, parks, schools, and transit. A fantastic opportunity to own a detached home in one of the city's most desirable and walkable communities! |  |  |  |  |  |  |  |
| <b>Extras:</b>   |  |  |  |  |  |  |  |
| <b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY416-443-0300  |  |  |  |  |  |  |  |





|  |                         |                     |                          |
|--|-------------------------|---------------------|--------------------------|
| <b>172 Hope St</b>                         |                         |                     | <b>Sold: \$1,115,000</b> |
| <b>Toronto Ontario M6E 1K3</b>             |                         |                     | <b>List: \$1,099,000</b> |
| Toronto W03 Corso Italia-Davenport Toronto |                         |                     |                          |
| <b>Taxes:</b> \$4,055.69/2024              | <b>For:</b> Sale        |                     | <b>% Dif:</b> 101        |
| <b>Sold Date:</b> 06/18/2025               |                         |                     |                          |
| <b>SPIS:</b> N                             | <b>Last Status:</b> SLD | <b>DOM:</b> 6       |                          |
| Detached                                   | <b>Fronting On:</b> N   | <b>Rms:</b> 6 + 1   |                          |
| <b>Link:</b> N                             | <b>Acreage:</b>         | <b>Bedrooms:</b> 3  |                          |
| 2-Storey                                   | 21.5 x 90 Feet          | <b>Washrooms:</b> 2 |                          |
| <b>Irreg:</b>                              |                         | 1x4x2nd, 1x4xLower  |                          |
| <b>Dir/Cross St:</b> St Clair/Caledonia    |                         |                     |                          |

MLS#: W12216096

PIN#: 104760030

|                               |  |                            |
|-------------------------------|--|----------------------------|
| <b>Kitchens:</b> 1            | <b>Exterior:</b> Brick                   | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N              | <b>Drive:</b> Private                    | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished     | <b>Gar/Gar Spcs:</b> Detached / 1        | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> N       | <b>Drive Park Spcs:</b> 2                | <b>Water:</b>              |
| <b>Heat:</b> Water / Gas      | <b>Tot Prk Spcs:</b> 3                   | <b>Water Supply:</b>       |
| <b>A/C:</b> Wall Unit         | <b>UFFI:</b>                             | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N         | <b>Pool:</b> None                        | <b>Waterfront:</b>         |
| <b>Apx Age:</b>               | <b>Prop Feat:</b>                        | <b>Retirement:</b>         |
| <b>Apx Sqft:</b> 1100-1500    | Fenced Yard, Public Transit, Rec Centre, | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> 2024 POTL: | School                                   | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>           |  | <b>Spec Desig:</b> Unknown |
| <b>Laundry lev:</b>           |  |                            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                               |
|----|-----------|-------|-------------|------------|--------------------|-------------------------------|
| 1  | Foyer     | Main  | 6.77        | x 4.1      | Tile Floor         | Hardwood Floor                |
| 2  | Living    | Main  | 12.79       | x 10.66    | Parquet Floor      | Large Window                  |
| 3  | Dining    | Main  | 12.23       | x 9.79     | Parquet Floor      | Large Window                  |
| 4  | Kitchen   | Main  | 15.07       | x 9.64     | Tile Floor         | Window Double Sink            |
| 5  | Mudroom   | Main  | 7.14        | x 5.26     | Tile Floor         | Window Walk-Out               |
| 6  | Prim Bdrm | 2nd   | 12.52       | x 11.99    | Parquet Floor      | Bay Window W/W Closet         |
| 7  | 2nd Br    | 2nd   | 11.48       | x 9.01     | Parquet Floor      | Window Closet                 |
| 8  | 3rd Br    | 2nd   | 11.28       | x 7.75     | Hardwood Floor     | Window Closet                 |
| 9  | Bathroom  | 2nd   | 7.75        | x 7.04     | 4 Pc Bath          | Window                        |
| 10 | Rec       | Lower | 21.9        | x 13.69    | Laminate           | Above Grade Window Pot Lights |
| 11 | Bathroom  | Lower | 9.55        | x 5.83     | 4 Pc Bath          | Tile Floor                    |
| 12 | Laundry   | Lower | 11.67       | x 8.41     | Tile Floor         | Above Grade Window            |
| 13 | Cold/Cant | Lower | 14.85       | x 5.97     | Above Grade Window | Sump Pump                     |

**Client Remks:** There's so much blooming at the corner of Hope and Harvie - literally. With jaw-dropping gardens, two private drives, parking for three cars, and garden suite potential, this is a one-of-a-kind opportunity that combines rare outdoor beauty with a home full of thoughtful upgrades and room to grow. A picture-perfect front porch, coffee in hand, as the garden greets you with color and calm. Around every corner, a gardeners paradise un-folds: wisteria draping over a flower tunnel, peonies bursting with life, sun-dappled seating areas, and blooms so lush they feel lifted from the pages of a storybook. The home beams with pride of ownership reflected in thoughtful upgrades from custom wood Ridley windows to a sump pump, back flow valve and updated mechanics that set the stage for worry free living. Host unforgettable dinners in the open living and dining area, then unwind in the spacious eat-in kitchen built for everyday function. A well-placed mudroom keeps clutter tucked away. The lower level is the ultimate flex space: over seven-foot ceilings and a sprawling media room ready for movie nights, a work-from-home setup, or playtime. Just steps away, the sprawling Earlscourt Park anchors this vibrant community with green space, a swimming pool, sports fields, and gathering spots for all ages. Beloved local gems like Tre Mari Bakery, La Spesa Food Specialty, family-run restaurants, transit, and Hudson College are all at your doorstep. (Seller has approved plans for a 3rd floor addition and back addition).

Extras:

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



|  |  |                  |                   |                   |            |
|--|--|------------------|-------------------|-------------------|------------|
| 1010 St Clarens Ave                        |  |                  | Sold: \$1,135,000 |                   |            |
| Toronto Ontario M6H 3X7                    |  |                  | List: \$899,900   |                   |            |
| Toronto W03 Corso Italia-Davenport Toronto |  |                  |                   |                   |            |
| Taxes: \$5,195.56/2025                     |  |                  | For: Sale         |                   | % Dif: 126 |
| Sold Date: 06/16/2025                      |  |                  |                   |                   |            |
| SPIS: N                                    |  | Last Status: SLD |                   | DOM: 10           |            |
| Detached                                   |  | Fronting On: W   |                   | Rms: 8            |            |
| Link: N                                    |  | Acreage:         |                   | Bedrooms: 3 + 1   |            |
| 2-Storey                                   |  | 25 x 131 Feet    |                   | Washrooms: 2      |            |
|  |  | Irreg:           |                   | 1x4x2nd, 1x4xBsmt |            |
| Dir/Cross St: Davenport & St. Clair        |  |                  |                   |                   |            |


|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> W12203654 | <b>PIN#:</b> 213240782 |
|------------------------|------------------------|

|  |  |                                   |  |                            |  |
|--|--|-----------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1                         |  | <b>Exterior:</b> Brick / Other    |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> N                           |  | <b>Drive:</b> Private             |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Sep Entrance / Unfinished |  | <b>Gar/Gar Spcs:</b> Detached / 2 |  | <b>Gas:</b>                |  |
| <b>Fireplace/Stv:</b> N                    |  | <b>Drive Park Spcs:</b> 2         |  | <b>Water:</b>              |  |
| <b>Heat:</b> Radiant / Other               |  | <b>Tot Prk Spcs:</b> 4            |  | <b>Water Supply:</b>       |  |
| <b>A/C:</b> Wall Unit                      |  | <b>UFFI:</b>                      |  | <b>Sewer:</b> Sewers       |  |
| <b>Central Vac:</b> N                      |  | <b>Pool:</b> None                 |  | <b>Waterfront:</b>         |  |
| <b>Apx Age:</b>                            |  | <b>Prop Feat:</b>                 |  | <b>Retirement:</b>         |  |
| <b>Apx Sqft:</b> 1100-1500                 |  |                                   |  | <b>Farm/Agr:</b>           |  |
| <b>Assessment:</b> POTL:                   |  |                                   |  | <b>Oth Struct:</b>         |  |
| <b>POTL Mo Fee:</b>                        |  |                                   |  | <b>Spec Desig:</b> Unknown |  |
| <b>Laundry lev:</b>                        |  |                                   |  |                            |  |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                      |             |
|---|-----------|-------|-------------|------------|----------------|----------------------|-------------|
| 1 | Mudroom   | Main  | 8.79        | x 10.07    | W/O To Garage  | Laminate             | Window      |
| 2 | Kitchen   | Main  | 14.21       | x 9.97     | Laminate       | Stainless Steel Appl | Window      |
| 3 | Dining    | Main  | 8.83        | x 11.02    | Hardwood Floor | Window               | Ceiling Fan |
| 4 | Living    | Main  | 9.61        | x 11.84    | Hardwood Floor | Window               | Ceiling Fan |
| 5 | Prim Bdrm | 2nd   | 14.4        | x 11.35    | Hardwood Floor | Window               |             |
| 6 | 2nd Br    | 2nd   | 9.02        | x 10.24    | Hardwood Floor | Window               |             |
| 7 | 3rd Br    | 2nd   | 8.69        | x 10.17    | Hardwood Floor | Window               |             |
| 8 | Den       | 2nd   | 8.53        | x 9.84     | Laminate       | Window               |             |
| 9 | Utility   | Bsmt  | 14.01       | x 21.95    | Unfinished     | Se View              |             |

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| <b>Client Remks:</b> Detached home on a deep 25 x 131.74 ft lot in the heart of vibrant Corso Italia. Featuring a private drive, double-car garage (laneway access), this home offers both everyday function and future flexibility. Inside, you'll find an updated kitchen with a Viking 5-burner gas stove, separate oven, and clean modern finishes. The floorplan includes three bedrooms plus a den, ideal for a home office or walk-in closet. The standout feature? A gorgeous original banister solid and unexpectedly refined for a house of this era. It adds an element of charm you simply don't find every day. A separate dining room connects easily to both the kitchen and living room, offering a great flow while still maintaining just enough separation to feel like its own distinct space, while the spacious rear mudroom connects directly to the backyard and garage. There's also a separate side entrance to the basement, offering future potential for a suite or rec space. This property qualifies as of right under Toronto's Changing Lanes program for a laneway house of approx. 1,640 sq/ft one of the largest allowed. Only ~7% of homes in Toronto are eligible, and few allow for this scale. Development charges are waived, and no variances are required. (see report attached for full details)Steps to St. Clair Wests streetcar, shops, cafes, and restaurants, plus easy access to Davenport Village. A short walk to Earls court Park with its skating rink, splash pad, playground, and community centre. A rare opportunity to secure space, location, and long-term value in one of Toronto's most connected neighbourhoods. |  |  |  |  |  |  |  |
| <b>Extras:</b>   |  |  |  |  |  |  |  |
| <b>Listing Contracted With:</b> <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000   |  |  |  |  |  |  |  |



|  |  |              |   |   |                    |  |
|--|--|--------------|---|---|--------------------|--|
|    | <b>209 Westmount Ave</b><br><b>Toronto Ontario M6E 3M6</b><br>Toronto C03 Oakwood Village Toronto<br><b>Taxes:</b> \$4,985.56/2024<br><b>Sold Date:</b> 01/23/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 9 |              |   | <b>Sold: \$1,136,000</b><br><b>List: \$999,999</b><br><b>For:</b> Sale<br><b>% Dif:</b> 114   |                    |  |
|  | Detached<br><b>Link:</b> N<br>2-Storey<br><b>Dir/Cross St:</b> St. Clair Ave. W & Dufferin St  |              |   | <b>Fronting On:</b> W<br><b>Acreage:</b> < .50<br>25.03 x 118.65 Feet<br><b>Irreg:</b><br><b>Rms:</b> 8<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 1<br>1x4x2nd |                    |  |
|  |  |              |   |   |                    |  |
| <b>MLS#:</b> C11923928<br><b>Assignment:</b> N   |  |              | <b>PIN#:</b> 104750273<br><b>Fractional Ownership:</b> N  |   |                    |  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Oil<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 100+<br><b>Apx Sqft:</b> 1100-1500<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower   |  |              | <b>Exterior:</b> Alum Siding / Brick<br><b>Drive:</b> Private<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive Park Spcs:</b> 6<br><b>Tot Prk Spcs:</b> 6<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School |   |                    | <b>Zoning:</b> Residential<br><b>Cable TV:</b> Y<br><b>Gas:</b> <b>Hydro:</b> Y<br><b>Phone:</b> Y<br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Drive Shed<br><b>Spec Desig:</b> Unknown |
| <b>#</b>   | <b>Room</b>  | <b>Level</b> | <b>Length (ft)</b>  | <b>Width (ft)</b>   | <b>Description</b> |  |
| 1  | Family   | Main         | 11.68   | x 10.83   | Open Concept       | Window Hardwood Floor  |
| 2  | Dining   | Main         | 11.78   | x 10.83   | Open Concept       | Window Hardwood Floor  |
| 3  | Kitchen  | Main         | 10.07   | x 11.58   | O/Looks Backyard   | Window   |
| 4  | Prim Bdrm  | 2nd          | 9.45  | x 9.09  | Hardwood Floor     | Window Closet  |
| 5  | 2nd Br   | 2nd          | 7.51  | x 9.58  | Hardwood Floor     | Window Closet  |
| 6  | 3rd Br   | 2nd          | 9.35  | x 9.25  | Hardwood Floor     | Window Closet  |
| 7  | 4th Br   | 2nd          | 14.53   | x 8.86  | Hardwood Floor     | Window Closet  |
| <b>Client Remks:</b> Welcome to 209 Westmount Avenue! Located in the heart of the vibrant St. Clair West and Dufferin community, this property offers an incredible opportunity for investors or homeowners looking to build or renovate. With a generous 25x118 foot lot and a private driveway, its the perfect canvas to bring your dream home or income property to life. Surrounded by boutique shops, trendy cafes, schools, parks and transit options, this neighborhood combines convivence with charm. Whether you're envisioning a custom - built masterpiece or a beautifully updated residence, this is your chance to create something truly special in one of Toronto's most sought after locations. |  |              |   |   |                    |  |
| <b>Extras:</b>   |  |              |   |   |                    |  |
| <b>Listing Contracted With:</b> ROYAL LEPAGE YOUR COMMUNITY REALTY905-832-6656   |  |              |   |   |                    |  |


**145 Boon Ave**  
**Toronto Ontario M6E 3Z6**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,763.82/2024**For:** Sale**Sold:** \$1,150,000**List:** \$1,220,000**Sold Date:** 03/13/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

**Fronting On:** E**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 2 + 1

2-Storey

16.5 x 134 Feet

**Washrooms:** 2**Irreg:**

1x5x2nd, 1x3xBsmt

**Dir/Cross St:** Dufferin & St. Clair W**MLS#:** W12014632**PIN#:** 213180268

|                       |                  |                         |                |                      |               |
|-----------------------|------------------|-------------------------|----------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Stucco/Plaster | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           |                | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished         | <b>Gar/Gar Spcs:</b>    | None / 0       | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | N                | <b>Drive Park Spcs:</b> | 2              | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 2              | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            | No             | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | Y                | <b>Pool:</b>            | None           | <b>Waterfront:</b>   |               |
| <b>Apex Age:</b>      |                  | <b>Prop Feat:</b>       | Central Vacuum | <b>Retirement:</b>   |               |
| <b>Apex Sqft:</b>     |                  |                         |                | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                | <b>Oth Struct:</b>   | Garden Shed   |
| <b>POTL Mo Fee:</b>   |                  |                         |                | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Lower            |                         |                |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                   |
|----|-----------|-------|-------------|------------|----------------|------------------|-------------------|
| 1  | Sunroom   | Main  | 13.16       | x 4.49     | Tile Floor     | Large Window     | W/O To Yard       |
| 2  | Living    | Main  | 14.01       | x 13.25    | Heated Floor   | Pot Lights       | W/O To Sunroom    |
| 3  | Dining    | Main  | 10.6        | x 9.15     | Heated Floor   | Open Concept     | Combined W/Living |
| 4  | Kitchen   | Main  | 13.16       | x 11.52    | Heated Floor   | Eat-In Kitchen   | W/O To Yard       |
| 5  | Den       | 2nd   | 5.84        | x 5.41     | Hardwood Floor | O/Looks Backyard | B/I Desk          |
| 6  | 2nd Br    | 2nd   | 10.5        | x 7.58     | Hardwood Floor | Window           |                   |
| 7  | Prim Bdrm | 2nd   | 12.4        | x 10.76    | Hardwood Floor | Large Window     | His/Hers Closets  |
| 8  | Cold/Cant | Bsmt  | 13.16       | x 4.49     | Concrete Floor |                  |                   |
| 9  | Rec       | Bsmt  | 18.67       | x 12.17    | Laminate       | Window           | Renovated         |
| 10 | Laundry   | Bsmt  | 15.09       | x 8.07     | Laminate       | Laundry Sink     | 3 Pc Bath         |

**Client Remks:** Still digging out from the latest snowstorm? Wondering if the St. Clair streetcar will ever glide through a city not buried in ice? Great news! We have your escape from the endless Toronto tundra - a detached, move-in-ready stunner that ticks all the boxes. This Corso Italia home is warm, welcoming & fully renovated (which is more than we can say for the sidewalks you've been tiptoeing across for weeks.) Step inside and feel the heated floors on the main level melt away the trauma of frozen toes. The LED pot lights keep things bright (even when the sun ghosts us until April), and the kitchen, arguably a contender for MVP here at Boon, will make hibernating feel easy. With its large island, big sunny over-the-sink window, tons of counter & cupboard space and yes, a wine fridge (because some winter days could use an extra pour), you're fully set. 2 bedrooms & custom-built office, 2 full baths, fully-fenced yard with 2-level deck & because street parking has never looked worse than this winter has, 2-car private parking. Nestled just a couple blocks off the vibrant, heritage-rich stretch of Corso Italia, this is more than a house. This is steps to carbolicious bakeries, pizzerias & gelaterias. This is where a quick errand turns into a friendly chat with a neighbour. This is being close to great parks, great schools, easy access to public transit & having that perfect quiet-street meets walkable-to-everything Toronto house that you crave.

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


**52 Mackay Ave**  
**Toronto Ontario M6H 2N6**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$5,958.36/2024**For:** Sale**Sold: \$1,300,000****List: \$1,319,000****Sold Date:** 05/31/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

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

2-Storey

29.4 x 120 Feet

**Washrooms:** 2**Irreg:** irregular

1x2xMain, 1x5xUpper

**Dir/Cross St:** Dufferin & St Clair Ave W**MLS#:** W12180202**PIN#:** 213160272

|                       |                   |  |              |                      |               |
|-----------------------|-------------------|--|--------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1 + 1             | <b>Exterior:</b>                         | Brick        | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | Y                 | <b>Drive:</b>                            | Private      | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Part Fin / W/O    | <b>Gar/Gar Spcs:</b>                     | Built-In / 1 | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                 | <b>Drive Park Spcs:</b>                  | 1            | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Water / Gas       | <b>Tot Prk Spcs:</b>                     | 2            | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Wall Unit         | <b>UFFI:</b>                             |              | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                 | <b>Pool:</b>                             | None         | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                   | <b>Prop Feat:</b>                        |              | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 2000-2500         | Family Room, Fireplace/Stove, Library,   |              | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | 2024 <b>POTL:</b> | Park, Public Transit, Rec Centre, School |              | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                   |  |              | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   |                   |  |              |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                    |
|----|-----------|-------|-------------|------------|--------------------|--------------------|--------------------|
| 1  | Living    | Main  | 15.72       | x 13.51    | Hardwood Floor     | Large Window       | Crown Moulding     |
| 2  | Dining    | Main  | 12.63       | x 12.1     | Tile Floor         | Large Window       | Crown Moulding     |
| 3  | Kitchen   | Main  | 15.73       | x 9.87     | Tile Floor         | Eat-In Kitchen     | Double Sink        |
| 4  | Powder Rm | Main  | 0           | 0          | Tile Floor         |                    |                    |
| 5  | Family    | Main  | 18.12       | x 11.99    | Tile Floor         | Fireplace          | Walk-Out           |
| 6  | Prim Bdrm | 2nd   | 19.09       | x 11.88    | Hardwood Floor     | Large Window       |                    |
| 7  | 2nd Br    | 2nd   | 12.78       | x 11.2     | Hardwood Floor     | Window             | Closet             |
| 8  | 3rd Br    | 2nd   | 12.72       | x 9.92     | Hardwood Floor     | Double Closet      | Mirrored Closet    |
| 9  | 4th Br    | 2nd   | 11.85       | x 9.88     | Hardwood Floor     | Closet             | Window             |
| 10 | Bathroom  | 2nd   | 8.44        | x 8.19     | 5 Pc Bath          | Tile Floor         | Linen Closet       |
| 11 | Kitchen   | Lower | 12.36       | x 12.25    | Above Grade Window |                    |                    |
| 12 | Other     | Lower | 18.63       | x 11.89    | Concrete Floor     | Unfinished         | Walk-Out           |
| 13 | Utility   | Lower | 19.28       | x 9.9      | Unfinished         | Above Grade Window | Combined W/Laundry |

**Client Remks:** Prime South Corso Italia Home on an oversize lot with rare built-in garage with direct access to house. Spacious home with a bonus 2 level addition, (main floor family room with walk out to garden and bsmt bedroom). Solidly built with 4 large bedrooms, including a huge primary with flexible layout. Lovingly maintained with great potential - no need for an addition! High basement with full kitchen and ready-to-finish bonus room, ideal for a separate apartment or extra living space. Steps to all St Clair amenities.

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



**324 Glenholme Ave**  
**Toronto Ontario M6E 3E3**  
 Toronto C03 Oakwood Village Toronto

**Sold: \$1,331,000**  
**List: \$1,129,000**

**Taxes:** \$4,964.11/2024

**For:** Sale

**% Dif:** 118

**Sold Date:** 02/19/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 7

Detached

**Fronting On:** W

**Rms:** 6 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

25 x 100 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x3xLower

**Dir/Cross St:** Rogers Rd & Oakwood Ave

**MLS#:** C11970364

**PIN#:** 104750555

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Front Yard  
**Gar/Gar Spcs:** Detached / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description     |                    |                    |
|----|-----------|-------|-------------|------------|-----------------|--------------------|--------------------|
| 1  | Foyer     | Main  | 16.24       | x 6.66     | Tile Floor      | Mirrored Closet    | Hardwood Floor     |
| 2  | Living    | Main  | 12.33       | x 12.06    | Hardwood Floor  | Open Concept       | Large Window       |
| 3  | Dining    | Main  | 14.01       | x 10.72    | Hardwood Floor  | Open Concept       | Large Window       |
| 4  | Kitchen   | Main  | 11.3        | x 10.04    | Granite Counter | W/O To Yard        | Breakfast Bar      |
| 5  | Prim Bdrm | 2nd   | 17.86       | x 9.22     | Hardwood Floor  | Large Window       |                    |
| 6  | Prim Bdrm | 2nd   | 11.83       | x 9.47     | Hardwood Floor  | Closet             | Large Window       |
| 7  | 3rd Br    | 2nd   | 9.9         | x 8.95     | Hardwood Floor  | Window             | Closet             |
| 8  | Bathroom  | 2nd   | 9.86        | x 6.12     | Tile Floor      | Window             | Soaker             |
| 9  | Foyer     | Lower | 15.89       | x 5.94     | Vinyl Floor     | Closet             | Above Grade Window |
| 10 | Living    | Lower | 15.44       | x 11.02    | Vinyl Floor     | Large Window       | Open Concept       |
| 11 | Kitchen   | Lower | 10.5        | x 7.28     | Vinyl Floor     | Above Grade Window | Pot Lights         |
| 12 | Br        | Lower | 11.78       | x 6.82     | Vinyl Floor     | Closet             | Above Grade Window |
| 13 | Bathroom  | Lower | 6.35        | x 5.79     | 3 Pc Bath       | Tile Floor         | Above Grade Window |

**Client Remks:** Enjoy the best of city living just steps from transit and the vibrant heart of Oakwood Village. Stroll to local favorites like Primrose Bagel, Dam Sandwiches, and Porzia's Restaurant, then return to your stylish, move-in- home bathed in natural light. The open-concept main floor is made for entertaining, featuring hardwood floors, pot lighting, and built-in shelves that add warmth and character. The chefs kitchen is both beautiful and practical, boasting granite and quartz countertops, a breakfast bar and a large pantry. Step outside to a tranquil backyard oasis, home to a Japanese maple and a pollinator garden - a perfect escape from the city. Upstairs, the spacious bedrooms comfortably fit desks and the renovated bathroom offers a sleek floating vanity, while the convenient washer/dryer makes laundry effortless. The versatile lower level is the crown jewel recently renovated and waterproofed for multiple uses. It features a large living room, a functional kitchen with dining area, a brand new spa-like three-piece bath with a glass-enclosed shower, a bedroom or office, and in-suite laundry. Perfect as a rental suite, in-law suite, teenagers retreat, or media room. This home blends modern upgrades with everyday convenience in a prime neighborhood. Your next chapter starts here!

**Extras:**

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





**25 Earnscliffe Rd**  
**Toronto Ontario M6E 1J4**  
 Toronto C03 Oakwood Village Toronto

**Sold: \$1,370,000**  
**List: \$1,390,000**

**Taxes:** \$5,457/2024

**For:** Sale

**% Dif:** 99

**Sold Date:** 05/17/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 39

Detached

**Fronting On:** S

**Rms:** 7 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

25 x 156.66 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Oakwood Ave St Clair Ave W

**MLS#:** C12070763

**PIN#:** 104730444

|                       |                     |                         |  |                      |                   |
|-----------------------|---------------------|-------------------------|--|----------------------|-------------------|
| <b>Kitchens:</b>      | 1 + 1               | <b>Exterior:</b>        | Stone / Stucco/Plaster                               | <b>Zoning:</b>       | Residential       |
| <b>Fam Rm:</b>        | N                   | <b>Drive:</b>           | Available  | <b>Cable TV:</b>     | Y <b>Hydro:</b> Y |
| <b>Basement:</b>      | Part Fin            | <b>Gar/Gar Spcs:</b>    | Detached / 2   | <b>Gas:</b>          | Y <b>Phone:</b> Y |
| <b>Fireplace/Stv:</b> | Y                   | <b>Drive Park Spcs:</b> | 4  | <b>Water:</b>        | Municipal         |
| <b>Heat:</b>          | Forced Air / Gas    | <b>Tot Prk Spcs:</b>    | 6  | <b>Water Supply:</b> |                   |
| <b>A/C:</b>           | Central Air         | <b>UFFI:</b>            |  | <b>Sewer:</b>        | Sewers            |
| <b>Central Vac:</b>   | N                   | <b>Pool:</b>            | None   | <b>Waterfront:</b>   |                   |
| <b>Apx Age:</b>       | 51-99               | <b>Prop Feat:</b>       | Fireplace/Stove, Level, Park, Public Transit, School | <b>Retirement:</b>   |                   |
| <b>Apx Sqft:</b>      | 1100-1500           |                         |  | <b>Farm/Agr:</b>     |                   |
| <b>Assessment:</b>    | \$763,000 / 2024    |                         |  | <b>Oth Struct:</b>   |                   |
| <b>POTL:</b>          | <b>POTL Mo Fee:</b> |                         |  | <b>Spec Desig:</b>   | Unknown           |
| <b>Laundry lev:</b>   | Lower               |                         |  |                      |                   |

**Topography:** Flat

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |             |              |
|----|-----------|-------|-------------|------------|----------------|-------------|--------------|
| 1  | Living    | Main  | 13.32       | x 10.66    | Bay Window     | Fireplace   | Double Doors |
| 2  | Dining    | Main  | 13.02       | x 9.81     | Hardwood Floor |             |              |
| 3  | Kitchen   | Main  | 12.43       | x 14.93    | Breakfast Area | W/O To Yard | Tile Floor   |
| 4  | Foyer     | Main  | 10.17       | x 3.28     |                |             |              |
| 5  | Prim Bdrm | 2nd   | 11.58       | x 14.93    | Hardwood Floor |             |              |
| 6  | 2nd Br    | 2nd   | 12.3        | x 9.84     | Hardwood Floor |             |              |
| 7  | 3rd Br    | 2nd   | 11.12       | x 14.93    | W/I Closet     | Laminate    |              |
| 8  | Bathroom  | 2nd   | 5.94        | x 9.84     | 4 Pc Bath      |             |              |
| 9  | Kitchen   | Bsmt  | 9.42        | x 8.37     |                |             |              |
| 10 | Laundry   | Bsmt  | 7.38        | x 9.12     |                |             |              |
| 11 | Bathroom  | Bsmt  | 7.38        | x 6.73     | 4 Pc Bath      |             |              |
| 12 | Cold/Cant | Bsmt  | 14.93       | x 11.02    |                |             |              |
| 13 | Rec       | Bsmt  | 19.78       | x 14.9     |                |             |              |

**Client Remks:** A great real estate investment gives you options. Family, lifestyle, budget, investment strategy, may determine your best option. Option 1: Move in and enjoy as the home as it is now. Option 2: Renovate from the solid bones of this home. Option 3: Build a laneway suite at the rear of the property for in-law/rental purposes. LOT: Size is 25ft\*156 ft. The solid finished double garage opens to a rear laneway. The rear fenced yard has interlocking brick patio, grass, and a magnificent vined trellis. A laneway suite over 1200 sq ft may be possible. (See reports). There is 35 ft single driveway (2 cars) between the home and the sidewalk and additional 39 ft (2 more cars) driveway between the homes. HOME: 2 storey, 3 bedroom, 2 bath, 2 kitchen detached home. Roof replaced 6 years ago. Stucco, stone and siding exterior. Large welcoming porch (15\*8 ft). Gleaming hardwood floors throughout the home except for kitchen, baths, and rear bedroom. Main floor hallway leads through double doors to living room with cozy gas fireplace and bay window. Joined via double doors is the dining room with a large window. The kitchen completes the rear of the home with side stairs to outside and the basement. Second floor features 3 bedrooms and a full bath. Third bedroom has a bright south facing window and a large walk in closet area that was once a kitchen. The basement has a full kitchen, 4-piece bath, laundry area, rec room, and cold cellar/storage. Home is being sold Sold As Is - Where Is. LOCATION: This property is in the St. Clair West, Oakwood Village area. Close to the soon to be open Eglinton Crosstown LRT. The TTC is 1 min away with quick access to subways via bus/streetcar. Day care and school are across the road. Close to trendy cafes, restaurants, great eateries and shops. Enjoy scenic parks, schools, Wychwood Barns, Primrose Bagel, Cano Restaurant, Oakwood Library. Walk score of 87. Thank You for considering the options this property offers and the value of these options.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.905-257-3633



**325 Lauder Ave**  
**Toronto Ontario M6E 3H7**  
 Toronto C03 Oakwood Village Toronto  
**Taxes:** \$5,050.36/2024 **For:** Sale **% Dif:** 101  
**Sold Date:** 02/14/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 22  
 Detached **Fronting On:** E **Rms:** 7 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 23.5 x 120 Feet **Washrooms:** 3  
**Irreg:** 1x4, 1x3, 1x4  
**Dir/Cross St:** Dufferin & Rogers

**MLS#:** C11937450**PIN#:** 104750330

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**


**Exterior:** Stucco/Plaster  
**Drive:** Front Yard  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                |                    |
|----|-----------|-------|-------------|------------|--------------------|----------------|--------------------|
| 1  | Foyer     | Main  | 15.26       | x 6.3      | Tile Floor         |                |                    |
| 2  | Living    | Main  | 13.78       | x 10.6     | Hardwood Floor     | Window         | Open Concept       |
| 3  | Dining    | Main  | 14.5        | x 11.22    | Hardwood Floor     | Window         | Open Concept       |
| 4  | Kitchen   | Main  | 17.29       | x 11.02    | Tile Floor         | Eat-In Kitchen | Walk-Out           |
| 5  | Bathroom  | Main  | 8.04        | x 6.96     | 3 Pc Bath          | Tile Floor     | Window             |
| 6  | Prim Bdrm | 2nd   | 15.03       | x 10.17    | Hardwood Floor     | Window         |                    |
| 7  | 2nd Br    | 2nd   | 11.35       | x 10.14    | Hardwood Floor     | Window         | Closet             |
| 8  | 3rd Br    | 2nd   | 11.35       | x 10.07    | Hardwood Floor     | Window         | Closet             |
| 9  | 4th Br    | 2nd   | 9.61        | x 9.42     | Hardwood Floor     | Window         |                    |
| 10 | Rec       | Lower | 24.11       | x 16.21    | Combined W/Kitchen | Tile Floor     | Above Grade Window |
| 11 | Kitchen   | Lower | 24.11       | x 16.21    | Combined W/Rec     | Tile Floor     | Double Sink        |
| 12 | Laundry   | Lower | 16.73       | x 15.16    | Tile Floor         | Laundry Sink   | B/I Shelves        |

**Client Remks:** Picture your dream home just two blocks from the lively hub of St Clair West. This treasured four-bedroom gem invites move-up buyers to transform this 1,700 sq ft above grade space into your dream home! For first-time buyers, it's a warm and comfortable home you can grow into, renovate when you're ready, and spare yourself from frequent moves and annoying costs. Inside, the expansive front foyer sets the tone for the expanse within! Boasting the glory of high ceilings, an elegant living and generously sized dining room and a massive kitchen space you can transform into your own chef's haven. A main floor bathroom is provided for convenience. The awesome lower-level, and totally unobstructed space, beckons for endless family entertainment with a massive recreation room, laundry, four-piece bathroom and tons of storage. Beyond the confines of your new abode, a world of culinary delights and community awaits. Take leisurely strolls to local eateries, gelaterias, and cultural festivals along St Clair West. Corso Italia's charm is just steps away, beckoning with its vibrant energy and diverse offerings. Nearby attractions like Wychwood Barns and the Saturday Farmer's Market add to the allure of this fabulous location. **\*\*EXTRAS\*\*** Bathroom on each floor, large bedrooms, parking for 2 cars(1 legal parking pad permit), eat-in kitchen, finished basement with 2 separate entrances, total 2,471 sq ft on 3 levels

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



211 Northcliffe Blvd  
Toronto Ontario M6E 3K8  
Toronto C03 Oakwood Village Toronto  
Taxes: \$5,322/2024  
Sold Date: 04/16/2025  
SPIS: N  
Last Status: SLD  
DOM: 8

Sold: \$1,390,000  
List: \$1,188,000  
For: Sale  
% Dif: 117

RE/MAX EXPERTS, Brokerage

MLS#: C12069490  
PIN#: 104750638

Kitchens: 1 + 1  
Fam Rm: N  
Basement: Finished / Sep Entrance  
Fireplace/Stv: Y  
Heat: Forced Air / Gas  
A/C: Central Air  
Central Vac: N  
Apx Age:  
Apx Sqft: 1100-1500  
Assessment: 2024 POTL:  
Laundry lev:

Exterior: Brick  
Drive:  
Gar/Gar Spcs: Detached / 2  
Drive Park Spcs: 3  
Tot Prk Spcs: 5  
UFFI:  
Pool: None  
Prop Feat: Fireplace/Stove

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

| # | Room    | Level | Length (ft) | Width (ft) | Description    |              |               |
|---|---------|-------|-------------|------------|----------------|--------------|---------------|
| 1 | Kitchen | Main  | 22.01       | x 8.99     | Eat-In Kitchen | W/O To Porch | Ceramic Floor |
| 2 | Living  | Main  | 16.99       | x 12.99    | Hardwood Floor | Fireplace    | French Doors  |
| 3 | Dining  | Main  | 9.97        | x 13.48    | Hardwood Floor |              |               |
| 4 | Br      | 2nd   | 11.98       | x 10.99    | Hardwood Floor |              |               |
| 5 | Br      | 2nd   | 11.98       | x 14.99    | Hardwood Floor |              |               |
| 6 | Br      | 2nd   | 11.98       | x 9.81     | Hardwood Floor |              |               |

Client Remks: Opportunity Knocks in Toronto's Highly Sought After Oakwood Village Neighbourhood! Being offered for the first time is 211 Northcliffe Blvd! This meticulously maintained detached 2-storey 3 bed, 2 bath family home offers plenty of character accompanied by a spacious functional floor plan with large principal rooms and is waiting for your personal touch! Features a side entrance which can make for a potential basement inlaw suite or income generating apartment, mutual driveway that leads to a 2 car garage with additional space for parking outdoors, in the rear AND in the front which is a rare find in the City!! AAA & highly sought after location just steps to St. Clair Ave and tons of Toronto's finest amenities including local retail shops, bakeries, restaurants, TTC/ streetcar access, future Eglinton LRT, Oakwood Collegiate High School, St. Alphonsus and St. Clare Catholic Schools and Rawlinson Community School! Excellent opportunity to submerge yourself into this fantastic community!

Extras:

Listing Contracted With: RE/MAX EXPERTS905-499-8800


**2 Archgate Lane**  
**Toronto Ontario M6E 5B1**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$5,657.94/2024**For:** Sale**Sold:** \$1,426,000**List:** \$1,174,000**Sold Date:** 03/04/2025**% Dif:** 121**SPIS:** N**Last Status:** SLD**DOM:** 0

Detached

**Fronting On:** W**Rms:** 8**Link:** N**Acreage:****Bedrooms:** 3

3-Storey

18.92 x 71.61 Feet

**Washrooms:** 3**Irreg:**

1x4x2nd, 1x3x3rd, 1x3xBsmt

**Dir/Cross St:** St Clair & Dufferin**MLS#:** W11999016**PIN#:** 213190585

|                       |                         |                         |  |                      |               |
|-----------------------|-------------------------|-------------------------|--|----------------------|---------------|
| <b>Kitchens:</b>      | 1                       | <b>Exterior:</b>        | Brick  | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                       | <b>Drive:</b>           | Private  | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished / Sep Entrance | <b>Gar/Gar Spcs:</b>    | Carport / 1  | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                       | <b>Drive Park Spcs:</b> | 1  | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas        | <b>Tot Prk Spcs:</b>    | 1  | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air             | <b>UFFI:</b>            |  | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>            | None   | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                         | <b>Prop Feat:</b>       | Arts Centre, Fireplace/Stove, Park, Public Transit, School | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                         |                         |  | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>            |                         |  | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                         |                         |  | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   |                         |                         |  |                      |               |

| # | Room      | Level  | Length (ft) | Width (ft) | Description       |                |                 |
|---|-----------|--------|-------------|------------|-------------------|----------------|-----------------|
| 1 | Kitchen   | Ground | 15.45       | x 14.4     | Combined W/Dining | Hardwood Floor | Granite Counter |
| 2 | Dining    | Ground | 11.02       | x 9.38     | Open Concept      | Hardwood Floor |                 |
| 3 | Living    | Ground | 15.03       | x 12.47    | Open Concept      | Hardwood Floor | Fireplace       |
| 4 | Br        | 2nd    | 15.45       | x 12.47    | Closet            | Window         | Hardwood Floor  |
| 5 | Br        | 2nd    | 15.45       | x 10.7     | Closet            | Window         | Hardwood Floor  |
| 6 | Prim Bdrm | 3rd    | 14.4        | x 18.37    | Ensuite Bath      | W/O To Terrace | Closet          |
| 7 | Rec       | Bsmt   | 14.9        | x 24.67    | Renovated         | 3 Pc Bath      |                 |
| 8 | Laundry   | Bsmt   | 15.26       | x 5.45     |                   |                |                 |

**Client Remks:** Welcome to Coveted Archgate Lane. Tasteful & Functional three-story, Sun Filled, Georgian Detached Style townhome, Steps from St Clair West and all its Offerings. 2,000 square feet of elegantly appointed living space, designed with both comfort and style in mind. High Ceilings Pair perfectly with Classic Finishes. Enter this Glorious home off the Carport, through the Charming Front Door, or via your Private Court Yard. The Main floor is an Entertainers Delight with, Fresh paint, Pot Lights, Solid Oak, Lay and Stain Floors and an open concept kitchen, dining, and living Area Featuring a Gas Fire Place to Cozy up to. The second floor is Spacious and Bright with 2 Large Bedrooms, boasting Large Windows, extensive closets, Terrace and Spacious Shared Bathroom. The Primary retreat has vaulted ceilings, A Skylight and sits on the Stunning third floor, complete with ensuite bath, walk in closet, and private deck to enjoy the outdoors. The Biggest Bonus is the basement with a separate entrance and Over 550 sq ft of newly renovated blank canvas waiting to be yours, An epic rec room, potential rental income, a 4th bedroom, the basement is your oyster!!!! Located in the Rawlinson School District, with prime access to TTC, restaurants, shops, Earlscourt Park and the best of St Clair West and Beyond.

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





|  |                  |                                      |            |
|--|------------------|--------------------------------------|------------|
| 106 Auburn Ave                             |                  | Sold: \$1,452,000                    |            |
| Toronto Ontario M6H 2L9                    |                  | List: \$1,298,000                    |            |
| Toronto W03 Corso Italia-Davenport Toronto |                  |                                      |            |
| Taxes: \$6,673.65/2024                     |                  | For: Sale                            | % Dif: 112 |
| Sold Date: 04/01/2025                      |                  |                                      |            |
| SPIS: N                                    | Last Status: SLD | DOM: 5                               |            |
| Detached                                   | Fronting On: N   | Rms: 6 + 1                           |            |
| Link: N                                    | Acreage:         | Bedrooms: 3                          |            |
| 2-Storey                                   | 20 x 110 Feet    | Washrooms: 4                         |            |
|  | Irreg:           | 1x2xMain, 1x5x2nd, 1x3x2nd, 1x3xBsmt |            |
| Dir/Cross St: Dufferin/St Clair            |                  |                                      |            |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> W12045507 | <b>PIN#:</b> 213160206 |
|------------------------|------------------------|

|   |  |                                   |  |                            |  |
|---|--|-----------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1                      |  | <b>Exterior:</b>                  |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> N                        |  | Stone / Stucco/Plaster            |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Fin W/O / Sep Entrance |  | <b>Drive:</b> Lane                |  | <b>Gas:</b> Y              |  |
| <b>Fireplace/Stv:</b> N                 |  | <b>Gar/Gar Spcs:</b> Detached / 2 |  | <b>Hydro:</b> Y            |  |
| <b>Heat:</b> Forced Air / Gas           |  | <b>Drive Park Spcs:</b> 0         |  | <b>Phone:</b> A            |  |
| <b>A/C:</b> Central Air                 |  | <b>Tot Prk Spcs:</b> 2            |  | <b>Water:</b> Municipal    |  |
| <b>Central Vac:</b> Y                   |  | <b>UFFI:</b>                      |  | <b>Water Supply:</b>       |  |
| <b>Apx Age:</b> 6-15                    |  | <b>Pool:</b> None                 |  | <b>Sewer:</b> Sewers       |  |
| <b>Apx Sqft:</b> 1500-2000              |  | <b>Prop Feat:</b> Central Vacuum  |  | <b>Waterfront:</b>         |  |
| <b>Assessment:</b> 2024 POTL:           |  |                                   |  | <b>Retirement:</b>         |  |
| <b>POTL Mo Fee:</b>                     |  |                                   |  | <b>Farm/Agr:</b>           |  |
| <b>Laundry lev:</b>                     |  |                                   |  | <b>Oth Struct:</b>         |  |
|   |  |                                   |  | <b>Spec Desig:</b> Unknown |  |

| # | Room      | Level | Length (ft) | Width (ft) | Description     |                   |                |
|---|-----------|-------|-------------|------------|-----------------|-------------------|----------------|
| 1 | Living    | Main  | 25.26       | x 12.8     | Open Concept    | Combined W/Dining | Hardwood Floor |
| 2 | Dining    | Main  | 25.26       | x 12.8     | Open Concept    | Combined W/Living | Hardwood Floor |
| 3 | Kitchen   | Main  | 17.06       | x 16.08    | Granite Counter | Centre Island     |                |
| 4 | Prim Bdrm | 2nd   | 17.72       | x 16.08    | Hardwood Floor  | 3 Pc Ensuite      | Double Closet  |
| 5 | 2nd Br    | 2nd   | 14.5        | x 9.22     | Hardwood Floor  | Double Closet     | Pot Lights     |
| 6 | 3rd Br    | 2nd   | 12.04       | x 9.22     | Hardwood Floor  | Double Closet     | W/O To Balcony |
| 7 | Rec       | Lower | 41.01       | x 14.76    | 3 Pc Ensuite    |                   |                |
| 8 | Laundry   | Lower | 9.84        | x 7.09     |                 |                   |                |
| 9 | Other     | Lower | 9.51        | x 7.71     |                 |                   |                |

**Client Remks:** Nestled on a quiet, tree-lined street in the heart of Corso Italia, this custom-built new in 2014 detached home offers the ultimate blend of style, function, and location. With soaring 9-foot ceilings on the main, oak staircases, recessed lighting throughout, hardwood floors, and a skylight that floods the second floor with natural light, every detail has been thoughtfully designed. The entertainers' dream kitchen has rich espresso cabinetry, a spacious family-sized island with seating, granite counters and backsplash, plus smart storage solutions like pull-out spice racks, hidden compartments, recycling spaces, and deep drawers for miles to accommodate all of your needs. Thoughtful design elements make hosting effortless, while a built-in central vacuum system, complete with a convenient kitchen VacPort, makes clean-up a breeze. Four bathrooms ensure style, comfort and convenience for guests and the whole family. The king-sized primary suite is a retreat with its own ensuite, dual closets, and a stunning picture window. There are two additional large bedrooms with double closets upstairs. There is an incredible second floor terrace overlooking front yard for entertaining or just relaxing. Professionally landscaped front and back yards with interlock, create a peaceful outdoor oasis, while the expansive front porch is the ultimate retreat. This home has 200 Amp electrical service, gas bbq line in backyard plus basement with separate entrances in both the front and back, and also primed with roughed-in kitchen for an in-law suite or rental income. A rare detached 441 sq. ft. double garage with extra high ceilings offers exciting laneway home or dream 'man-cave' potential. Steps to great schools, shops, cafes, parks, and transit this home still feels brand new, there is nothing for you to do here, just pack your bags and move in.

**Extras:**

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



**376 Northcliffe Blvd**  
**Toronto Ontario M6E 3L1**  
 Toronto C03 Oakwood Village Toronto  
**Taxes:** \$4,785.28/2024  
**Sold Date:** 03/05/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 13

**Sold: \$1,465,000**  
**List: \$1,498,000**

**For:** Sale **% Dif:** 98

Detached **Fronting On:** W **Rms:** 8 + 4  
**Link:** N **Acreage:** **Bedrooms:** 3 + 2  
 2-Storey 25 x 113.31 Feet **Washrooms:** 5  
**Irreg:** 1x2xMain, 1x4x2nd, 1x3x2nd,  
 1x3xBsmt, 1x3xBsmt

**Dir/Cross St:** St.Clair & Dufferin

**MLS#:** C11981296

**PIN#:** 104750008

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description      |                      |                |
|----|-----------|-------|-------------|------------|------------------|----------------------|----------------|
| 1  | Foyer     | Main  | 7.78        | x 6.5      | Porcelain Floor  | Closet               | Window         |
| 2  | Living    | Main  | 12.5        | x 9.09     | Hardwood Floor   | Open Concept         | Window         |
| 3  | Dining    | Main  | 11.75       | x 8.33     | Hardwood Floor   | Combined W/Kitchen   | W/O To Deck    |
| 4  | Kitchen   | Main  | 9.38        | x 16.34    | Hardwood Floor   | Corian Counter       | Centre Island  |
| 5  | Office    | Main  | 10.07       | x 7.19     | Hardwood Floor   | Window               |                |
| 6  | Prim Bdrm | 2nd   | 16.99       | x 10.1     | Hardwood Floor   | Saloon Doors         | B/I Closet     |
| 7  | 2nd Br    | 2nd   | 12.4        | x 9.19     | Hardwood Floor   | Window               | B/I Closet     |
| 8  | 3rd Br    | 2nd   | 10.83       | x 8.76     | Hardwood Floor   | Window               | B/I Closet     |
| 9  | Kitchen   | Bsmt  | 0           | 0          | Concrete Counter | Stainless Steel Appl | Eat-In Kitchen |
| 10 | Living    | Bsmt  | 0           | 0          | Laminate         | Window               | 3 Pc Bath      |
| 11 | Br        | Bsmt  | 0           | 0          | Laminate         | Window               |                |
| 12 | 2nd Br    | Bsmt  | 0           | 0          | Laminate         |                      |                |

**Client Remks:** Stunning Oakwood Village Home: Renovated 3-Bedroom Beauty with Exceptional Features This beautifully renovated home is a true gem in the Oakwood Village community, blending style and practicality. The main floor features a versatile office or den, ideal for remote work, as well as a convenient powder room for guests. As you enter through the foyer, you're immediately welcomed by an open-concept layout that flows seamlessly throughout the space. At the heart of the home, the impressive kitchen showcases a large Corian Island with seating for four, sleek stainless-steel appliances, and a walkout to a brand-new deck perfect for both everyday living and entertaining. Upstairs, the spacious primary bedroom is a true retreat, complete with a luxurious 4-piece en-suite, built-in closets, and a cozy sitting area. Two additional generously sized bedrooms, each capable of accommodating queen-sized beds, are also found on this level, along with a modern 3-piece bathroom and the added convenience of second-floor laundry. The fully finished basement offers flexible space, perfect for extended family or guests, featuring its own separate entrance, kitchen, and laundry facilities. With parking for up to three vehicles, including a one-car garage, and a prime location with easy access to shops, schools, and transit along St. Clair and Eglinton Ave, as well as the vibrant Oakwood Village, this home offers everything you need and more.

**Extras:**

**Listing Contracted With:** RE/MAX REALTRON REALTY INC.416-782-8882


**127 Greenlaw Ave**  
**Toronto Ontario M6H 3V9**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$5,436.19/2024**For:** Sale**Sold:** \$1,475,000**List:** \$1,299,000**Sold Date:** 02/13/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

**Fronting On:** E**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

25 x 80 Feet

**Washrooms:** 3**Irreg:** irregular at rear

1x2xMain, 1x4x2nd, 1x3xBsmt

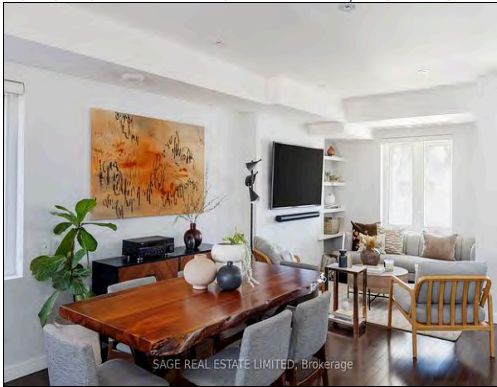
**Dir/Cross St:** Dufferin & St Clair W**MLS#:** W11958661**PIN#:** 213160154

|                       |                         |  |            |                      |               |
|-----------------------|-------------------------|--|------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                       | <b>Exterior:</b>                           | Brick      | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                       | <b>Drive:</b>                              | Front Yard | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished / Sep Entrance | <b>Gar/Gar Spcs:</b>                       | None / 0   | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                       | <b>Drive Park Spcs:</b>                    | 1          | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas        | <b>Tot Prk Spcs:</b>                       | 1          | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air             | <b>UFFI:</b>                               |            | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>                               | None       | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                         | <b>Prop Feat:</b>                          |            | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                         | Electric Car Charger, Fireplace/Stove,     |            | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>            | Library, Park, Public Transit, Rec Centre, |            | <b>Oth Struct:</b>   | Garden Shed   |
| <b>POTL Mo Fee:</b>   |                         | School                                     |            | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Main                    |  |            |                      |               |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                |            |
|---|-----------|-------|-------------|------------|----------------|----------------|------------|
| 1 | Living    | Main  | 12.27       | x 12.8     | Open Concept   | Hardwood Floor | Pot Lights |
| 2 | Dining    | Main  | 9.25        | x 11.78    | Open Concept   | Hardwood Floor | Pot Lights |
| 3 | Kitchen   | Main  | 11.52       | x 15.26    | B/I Bar        | Hardwood Floor | Pot Lights |
| 4 | Prim Bdrm | 2nd   | 10.56       | x 10.66    | W/I Closet     | Hardwood Floor |            |
| 5 | Br        | 2nd   | 9.06        | x 9.42     | B/I Closet     | Hardwood Floor |            |
| 6 | 2nd Br    | 2nd   | 11.15       | x 14.24    | W/O To Balcony | Hardwood Floor |            |
| 7 | 4th Br    | 2nd   | 12.66       | x 10.66    | W/O To Balcony | Hardwood Floor |            |
| 8 | Br        | Bsmt  | 16.67       | x 13.32    | Fireplace      | Vinyl Floor    | Pot Lights |
| 9 | Dining    | Bsmt  | 18.64       | x 10.56    | Window         | Vinyl Floor    | Pot Lights |

**Client Remks:** This Turn Key Family Home Is A Stunning Fusion Of Classic Elegance And Contemporary Design, Making It Truly Exceptional! Situated In The Highly Desirable Corso Italia Neighbourhood, It Showcases Sophisticated Modern Finishes Curated By Italdesign And Featuring Top European Designer Brands. The Ernestomeda Kitchen Boasts State-Of-The-Art Built-In Bosche & Miele Appliances, Complemented By A Charming Breakfast Bar And Waterfall Countertops Crafted From Dekton Porcelain. The Living And Dining Room Includes A Custom Hutch And Media Centre From Misuraemme. On The Second Floor, You'll Find 4 Bedrooms, Including The Primary Suite Which Features A Tandem Bedroom That Could Be Used As An Adjacent Bedroom For Siblings Or Simply Maintain It As The Existing Dressing Room, Which Leads To A Private Terrace. The Upstairs Bathroom, Designed By Antoniolupi, Features A Luxurious Standalone Bathtub And Shower. The Lower Level Is Ideally Situated As A Potential Secondary Studio Suite For Adult Children, In-Laws Or Future Rental. It Boasts A Private Entrance, Custom Cabinetry, Fireplace And Wet Bar By Ernestomeda. The Home Also Features Front Pad Parking, EV Charger Rough-In + New Furnace. Completely Renovated From Top To Bottom, Move-In And Enjoy.

**Extras:****Listing Contracted With:** CAPITAL NORTH REALTY CORPORATION 905-833-0112


**1107 St Clarens Ave**  
**Toronto Ontario M6H 3X8**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$5,321.75/2024**For:** Sale**Sold:** \$1,480,018**List:** \$1,299,000**Sold Date:** 03/25/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

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

2-Storey

20.5 x 132 Feet

**Washrooms:** 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x4xBsmt

**Dir/Cross St:** St Clair Ave & St Clarens Ave**MLS#:** W12026867**PIN#:** 213240537

|                       |                          |                                      |          |                      |               |
|-----------------------|--------------------------|--------------------------------------|----------|----------------------|---------------|
| <b>Kitchens:</b>      | 1 + 1                    | <b>Exterior:</b>                     | Brick    | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                        | <b>Drive:</b>                        | Lane     | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Apartment / Sep Entrance | <b>Gar/Gar Spcs:</b>                 | None / 0 | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N                        | <b>Drive Park Spcs:</b>              | 2        | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas         | <b>Tot Prk Spcs:</b>                 | 2        | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air              | <b>UFFI:</b>                         |          | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                        | <b>Pool:</b>                         | None     | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                          | <b>Prop Feat:</b>                    |          | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                          | Fenced Yard, Park, Place Of Worship, |          | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | 2024 <b>POTL:</b>        | Public Transit, Rec Centre, School   |          | <b>Oth Struct:</b>   | Garden Shed   |
| <b>POTL Mo Fee:</b>   |                          |                                      |          | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Upper                    |                                      |          |                      |               |

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                   |                    |
|---|-----------|-------|-------------|------------|--------------------|-------------------|--------------------|
| 1 | Living    | Main  | 14.57       | x 14.01    | Large Window       | Pot Lights        | Open Concept       |
| 2 | Dining    | Main  | 11.81       | x 7.97     | Hardwood Floor     | Pot Lights        | Open Concept       |
| 3 | Kitchen   | Main  | 14.47       | x 14.11    | Quartz Counter     | Centre Island     | Open Concept       |
| 4 | Prim Bdrm | 2nd   | 14.47       | x 17.95    | B/I Closet         | 3 Pc Ensuite      | Large Window       |
| 5 | 2nd Br    | 2nd   | 8.96        | x 11.55    | Casement Windows   | Closet Organizers | Hardwood Floor     |
| 6 | 3rd Br    | 2nd   | 8.96        | x 9.02     | Casement Windows   | Closet Organizers | Hardwood Floor     |
| 7 | Living    | Bsmt  | 11.84       | x 18.47    | Combined W/Kitchen | Laminate          | Above Grade Window |
| 8 | Br        | Bsmt  | 14.47       | x 11.84    | W/O To Yard        | Laminate          | Above Grade Window |

**Client Remks:** A charming detached family home in the vibrant Corso Italia neighbourhood. With its cute curb appeal and bright, open main floor, you'll find both warmth and functionality here in equal measure. At the heart of the home is a beautifully designed chefs kitchen, featuring a gorgeous oversized island, quartz countertops and backsplash, ample built-in storage and quality stainless steel appliances. The layout is perfect for both cooking and entertaining alike. Step outside to a huge entertainers backyard, complete with a built-in pergola, gas BBQ hookup, and a cozy fire pit that extends outdoor enjoyment from spring through fall. Upstairs, the primary bedroom features a newly added ensuite and custom built-in closets, while the generously sized second and third bedrooms offer comfort and flexibility for a growing family or work-from-home needs. The fully finished basement with a separate entrance provides income potential or an ideal in-law or nanny suite. And you also have parking for two here, with convenient laneway access. This is a very family-friendly community with top-rated schools, you are just steps from Earlscourt Park, boutique shops, cafes, bakeries, restaurants, and easy access to the St. Clair streetcar. Experience the best of city living with a true neighbourhood feel!

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



**376 Northcliffe Blvd****List: \$1,498,000 For: Sale****Toronto Ontario M6E 3L1**

Toronto C03 Oakwood Village Toronto

**SPIS:** N**Taxes:** \$4,785.28/2024**DOM:** 44

Detached

**Front On:** W**Rms:** 8 + 4**Link:** N**Acre:****Bedrooms:** 3 + 2

2-Storey

**Washrooms:** 5

1x2xMain, 1x4x2nd, 1x3x2nd,

1x3xBsmt, 1x3xBsmt

**Lot:** 25 x 113.31 Feet Irreg:**Dir/Cross St:** St.Clair & Dufferin**MLS#:** C11910435**PIN#:** 104750008**Possession Remarks:** TBD

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 1100-1500  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:**  
**Phys Hdcap-Eqp:**

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Fireplace/Stove


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

| #  | Room      | Level | Length (ft) | Width (ft) | Description      |                      |                |
|----|-----------|-------|-------------|------------|------------------|----------------------|----------------|
| 1  | Foyer     | Main  | 7.78        | x 6.5      | Porcelain Floor  | Closet               | Window         |
| 2  | Living    | Main  | 12.5        | x 9.09     | Hardwood Floor   | Open Concept         | Window         |
| 3  | Dining    | Main  | 11.75       | x 8.33     | Hardwood Floor   | Combined W/Kitchen   | W/O To Deck    |
| 4  | Kitchen   | Main  | 9.38        | x 16.34    | Hardwood Floor   | Corian Counter       | Centre Island  |
| 5  | Office    | Main  | 10.07       | x 7.19     | Hardwood Floor   | Window               |                |
| 6  | Prim Bdrm | 2nd   | 16.99       | x 10.1     | Hardwood Floor   | Saloon Doors         | B/I Closet     |
| 7  | 2nd Br    | 2nd   | 12.4        | x 9.19     | Hardwood Floor   | Window               | B/I Closet     |
| 8  | 3rd Br    | 2nd   | 10.83       | x 8.76     | Hardwood Floor   | Window               | B/I Closet     |
| 9  | Kitchen   | Bsmt  | 0           | 0          | Concrete Counter | Stainless Steel Appl | Eat-In Kitchen |
| 10 | Living    | Bsmt  | 0           | 0          | Laminate         | Window               | 3 Pc Bath      |
| 11 | Br        | Bsmt  | 0           | 0          | Laminate         | Window               |                |
| 12 | 2nd Br    | Bsmt  | 0           | 0          | Laminate         | Window               |                |

**Client Remks:** Stunning Oakwood Village Home: Renovated 3-Bedroom Beauty with Exceptional Features This beautifully renovated home is a true gem in the Oakwood Village community, blending style and practicality. The main floor features a versatile office or den, ideal for remote work, as well as a convenient powder room for guests. As you enter through the foyer, you're immediately welcomed by an open-concept layout that flows seamlessly throughout the space. At the heart of the home, the impressive kitchen showcases a large Corian Island with seating for four, sleek stainless-steel appliances, and a walkout to a brand-new deck perfect for both everyday living and entertaining. Upstairs, the spacious primary bedroom is a true retreat, complete with a luxurious 4-piece en-suite, built-in closets, and a cozy sitting area. Two additional generously sized bedrooms, each capable of accommodating queen-sized beds, are also found on this level, along with a modern 3-piece bathroom and the added convenience of second-floor laundry. The fully finished basement offers flexible space, perfect for extended family or guests, featuring its own separate entrance, kitchen, and laundry facilities. With parking for up to three vehicles, including a one-car garage, and a prime location with easy access to shops, schools, and transit along St. Clair and Eglinton Ave, as well as the vibrant Oakwood Village, this home offers everything you need and more.

**Extras:****Listing Contracted With:** RE/MAX REALTRON REALTY INC. Ph: 416-782-8882





|   |                         |                     |                          |
|---|-------------------------|---------------------|--------------------------|
| <b>76 Appleton Ave</b>                            |                         |                     | <b>Sold: \$1,500,000</b> |
| <b>Toronto Ontario M6E 3A5</b>                    |                         |                     | <b>List: \$1,299,900</b> |
| Toronto C03 Oakwood Village Toronto               |                         |                     |                          |
| <b>Taxes:</b> \$4,570.69/2024                     |                         | <b>For:</b> Sale    | <b>% Dif:</b> 115        |
| <b>Sold Date:</b> 04/01/2025                      |                         |                     |                          |
| <b>SPIS:</b> N                                    | <b>Last Status:</b> SLD | <b>DOM:</b> 5       |                          |
| Detached  | <b>Fronting On:</b> W   | <b>Rms:</b> 6 + 2   |                          |
| <b>Link:</b> N                                    | <b>Acreage:</b>         | <b>Bedrooms:</b> 3  |                          |
| 2-Storey  | 19 x 103 Feet           | <b>Washrooms:</b> 2 |                          |
|   | <b>Irreg:</b>           | 1x2xBsmt, 1x3x2nd   |                          |
| <b>Dir/Cross St:</b> Glenhurst Ave & Oakwood Ave. |                         |                     |                          |

MLS#: C12044251

PIN#: 104740131

|                               |  |                                   |  |                            |  |
|-------------------------------|--|-----------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1            |  | <b>Exterior:</b> Brick            |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> N              |  | <b>Drive:</b> Private             |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Sep Entrance |  | <b>Gar/Gar Spcs:</b> Detached / 1 |  | <b>Gas:</b>                |  |
| <b>Fireplace/Stv:</b> N       |  | <b>Drive Park Spcs:</b> 1         |  | <b>Water:</b>              |  |
| <b>Heat:</b> Radiant / Gas    |  | <b>Tot Prk Spcs:</b> 2            |  | <b>Water Supply:</b>       |  |
| <b>A/C:</b> None              |  | <b>UFFI:</b>                      |  | <b>Sewer:</b> Sewers       |  |
| <b>Central Vac:</b> N         |  | <b>Pool:</b> None                 |  | <b>Waterfront:</b>         |  |
| <b>Apx Age:</b>               |  | <b>Prop Feat:</b>                 |  | <b>Retirement:</b>         |  |
| <b>Apx Sqft:</b>              |  |                                   |  | <b>Farm/Agr:</b>           |  |
| <b>Assessment:</b> 2024 POTL: |  |                                   |  | <b>Oth Struct:</b>         |  |
| <b>POTL Mo Fee:</b>           |  |                                   |  | <b>Spec Desig:</b> Unknown |  |
| <b>Laundry lev:</b> Lower     |  |                                   |  |                            |  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------|
| 1  | Foyer     | Main  | 6.43        | x 6        | Closet         | W/O To Balcony |                |
| 2  | Living    | Main  | 15.75       | x 10.43    | Hardwood Floor | Window         |                |
| 3  | Dining    | Main  | 15.32       | x 9.42     | Hardwood Floor | Window         | Formal Rm      |
| 4  | Kitchen   | Main  | 15.32       | x 6.66     | W/O To Balcony | Window         | Wainscoting    |
| 5  | Prim Bdrm | 2nd   | 11.32       | x 13.25    | Hardwood Floor | Closet         | W/O To Balcony |
| 6  | 2nd Br    | 2nd   | 13.42       | x 8.5      | Broadloom      | Window         |                |
| 7  | 3rd Br    | 2nd   | 13.42       | x 7.68     | Hardwood Floor | W/O To Balcony | Closet         |
| 8  | Rec       | Bsmt  | 12.6        | x 14.99    | Vinyl Floor    | Window         | 2 Pc Ensuite   |
| 9  | Laundry   | Bsmt  | 12.01       | x 14.99    | Concrete Floor | Window         | Laundry Sink   |
| 10 | Cold/Cant | Bsmt  | 5.68        | x 13.42    | Concrete Floor | W/O To Yard    | Window         |

**Client Remks:** \*\*Charming Corner-Lot Gem in Oakwood Village!\*\* Welcome to this detached, 2-storey corner property in sought-after Oakwood Village, lovingly maintained by the same owner for over 45 years! While upgrades are needed, the home's immaculate care and solid foundation and a 200 amp service makes it a fantastic opportunity to renovate, invest, or move right in. This home features a detached 1-car garage and a private driveway, offering tandem parking for two vehicles which is a rare city find! The separate entrance to the basement provides great potential for an income-generating apartment. A huge backyard and four balconies offer plenty of outdoor space, perfect for relaxing or entertaining. Unbeatable Location: Minutes from fantastic amenities, including: - Schools: Oakwood Collegiate Institute (high school), Rawlinson Community School (JK-8), St. Alphonsus & St. Clare Catholic Schools (JK-8) - Shopping & Dining: Steps from St. Clair Ave W, local shops, grocery stores, and the beloved Kafe Daki - Transit: Easy TTC access, near St. Clair West streetcar & future Eglinton LRT - Community & Convenience: Friendly neighbours and all the urban essentials at your doorstep Don't miss this well-loved, well-maintained home in a prime location!

Extras:

Listing Contracted With: ELEVATE REALTY INC.416-889-2222



|  |                                   |                             |
|--|-----------------------------------|-----------------------------|
| <b>89 Mackay Ave</b>                       |                                   | <b>Sold: \$1,500,000</b>    |
| <b>Toronto Ontario M6H 2N7</b>             |                                   | <b>List: \$1,500,000</b>    |
| Toronto W03 Corso Italia-Davenport Toronto |                                   |                             |
| <b>Taxes:</b> \$5,157.24/2024              | <b>For:</b> Sale                  | <b>% Dif:</b> 100           |
| <b>Sold Date:</b> 04/14/2025               |                                   |                             |
| <b>SPIS:</b> N                             | <b>Last Status:</b> SLD           | <b>DOM:</b> 3               |
| Detached                                   | <b>Fronting On:</b> S             | <b>Rms:</b> 7 + 4           |
| <b>Link:</b> N                             | <b>Acreage:</b>                   | <b>Bedrooms:</b> 3 + 0      |
| 2-Storey                                   | 16.49 x 113.15 Feet               | <b>Washrooms:</b> 3         |
|  | <b>Irreg:</b> 18.2 ft in the back | 1x2xMain, 1x3xBsmt, 1x4x2nd |
| <b>Dir/Cross St:</b> Dufferin & St. Clair  |                                   |                             |

|                        |  |  |                        |  |  |
|------------------------|--|--|------------------------|--|--|
| <b>MLS#:</b> W12079175 |  |  | <b>PIN#:</b> 213160104 |  |  |
|------------------------|--|--|------------------------|--|--|

|  |  |                                   |  |                            |  |
|--|--|-----------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1 + 1                   |  | <b>Exterior:</b> Brick            |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> N                         |  | <b>Drive:</b> None                |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Finished / Sep Entrance |  | <b>Gar/Gar Spcs:</b> Detached / 2 |  | <b>Gas:</b>                |  |
| <b>Fireplace/Stv:</b> N                  |  | <b>Drive Park Spcs:</b> 0         |  | <b>Water:</b>              |  |
| <b>Heat:</b> Forced Air / Gas            |  | <b>Tot Prk Spcs:</b> 2            |  | <b>Water Supply:</b>       |  |
| <b>A/C:</b> Central Air                  |  | <b>UFFI:</b>                      |  | <b>Sewer:</b> Sewers       |  |
| <b>Central Vac:</b> N                    |  | <b>Pool:</b> None                 |  | <b>Waterfront:</b>         |  |
| <b>Apx Age:</b>                          |  | <b>Prop Feat:</b>                 |  | <b>Retirement:</b>         |  |
| <b>Apx Sqft:</b> 1500-2000               |  |                                   |  | <b>Farm/Agr:</b>           |  |
| <b>Assessment:</b> <b>POTL:</b>          |  |                                   |  | <b>Oth Struct:</b>         |  |
| <b>POTL Mo Fee:</b>                      |  |                                   |  | <b>Spec Desig:</b> Unknown |  |
| <b>Laundry lev:</b> Main                 |  |                                   |  |                            |  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |             |               |
|----|-----------|-------|-------------|------------|----------------|-------------|---------------|
| 1  | Living    | Main  | 9.74        | x 45.93    | Hardwood Floor | Separate Rm |               |
| 2  | Dining    | Main  | 11.32       | x 13.12    | Hardwood Floor | Separate Rm |               |
| 3  | Kitchen   | Main  | 12.34       | x 12.6     | Tile Floor     | Separate Rm | Centre Island |
| 4  | Br        | 2nd   | 13.68       | x 12.5     | Hardwood Floor | Closet      |               |
| 5  | 2nd Br    | 2nd   | 11.15       | x 9.84     | Hardwood Floor | Closet      |               |
| 6  | 3rd Br    | 2nd   | 12.34       | x 7.74     | Hardwood Floor |             |               |
| 7  | Office    | 2nd   | 7.68        | x 8.6      | Hardwood Floor |             |               |
| 8  | Rec       | Bsmt  | 12.34       | x 27.59    |                |             |               |
| 9  | Laundry   | Bsmt  | 12.34       | x 13.42    |                |             |               |
| 10 | Cold/Cant | Bsmt  | 13.68       | x 13.12    |                |             |               |

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| <b>Client Remks:</b> Discover the charm of 89 MacKay Avenue, nestled in the heart of Toronto, Ontario! This property offers a unique blend of urban convenience and neighborhood tranquility. If you're looking for a cozy family home, this address is a gem waiting to be explored. Don't miss out on the chance to make it yours! Separate living and dining, kitchen island, main floor laundry, second floor office and three bedrooms, spacious back yard lots of room for the kids to play while the adults relax, detached laneway garage and large front porch and yard for the kids. Offers anytime. |  |  |  |  |  |  |  |
| <b>Extras:</b>   |  |  |  |  |  |  |  |
| <b>Listing Contracted With:</b> MARQUIS REAL ESTATE CORPORATION416-226-3905  |  |  |  |  |  |  |  |



**153 Holland Park Ave**  
**Toronto Ontario M6E 1L8**

Toronto C03 Oakwood Village Toronto

**Taxes:** \$5,958.36/2024

**For:** Sale

**Sold:** \$1,535,000

**List:** \$1,549,000

**% Dif:** 99

**Sold Date:** 05/25/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 5

Detached

**Fronting On:** S

**Rms:** 7 + 1

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

19.75 x 92.14 Feet

**Washrooms:** 4

**Irreg:**

1x2xMain, 1x3x2nd, 1x4x2nd,

And Being Irregularly

1x4xLower

Shaped

**Dir/Cross St:** North of St Clair Ave W, West of Oakwood

**MLS#:** C12158625

**PIN#:** 104750562

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

**Exterior:** Brick / Stucco/Plaster  
**Drive:** Front Yard  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Central Vacuum, Family Room

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

**Hydro:**  
**Phone:**  
 Municipal  
 Sewers  
 Unknown

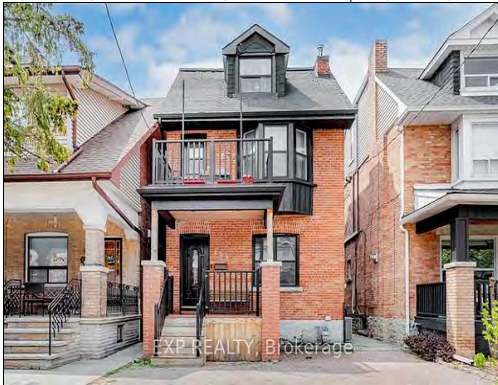
| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                      |                |
|----|-----------|-------|-------------|------------|----------------------|----------------------|----------------|
| 1  | Dining    | Main  | 12.99       | x 10.07    | Window               | Pot Lights           | Hardwood Floor |
| 2  | Living    | Main  | 14.01       | x 10.17    | Window               | Pot Lights           | Hardwood Floor |
| 3  | Kitchen   | Main  | 10.07       | x 13.42    | Breakfast Bar        | Stainless Steel Appl | Hardwood Floor |
| 4  | Den       | Main  | 13.16       | x 7.35     | W/O To Yard          | Pot Lights           | Hardwood Floor |
| 5  | Prim Bdrm | 2nd   | 10.01       | x 13.42    | 3 Pc Ensuite         | W/O To Balcony       | Double Closet  |
| 6  | 2nd Br    | 2nd   | 8.33        | x 13.42    | Window               | Closet               | Pot Lights     |
| 7  | 3rd Br    | 2nd   | 10.01       | x 6.76     | Window               | Closet               | Pot Lights     |
| 8  | Rec       | Lower | 21          | x 12.01    | Walk-Out             | Wet Bar              | Window         |
| 9  | Laundry   | Lower | 4.99        | x 7.58     | Stainless Steel Appl | Stainless Steel Sink | Laminate       |
| 10 | Cold/Cant | Lower | 5.15        | x 13.16    | Window               | Laminate             |                |

**Client Remks:** Fabulous Renovated Home in Oakwood Village. Designed for modern living, the open-concept main floor features gleaming hardwood floors, a spacious combined living and dining area, and a sleek kitchen with quartz countertops, stainless steel appliances, and a stylish breakfast bar - perfect for everyday living and entertaining. A rare main floor powder room and a versatile flex space - ideal for a home office or additional family room - add to the home's thoughtful layout. Upstairs, the spacious primary suite offers a private retreat with its own ensuite bath and a serene private terrace. Two additional bedrooms and a contemporary main bathroom complete the second level. The finished lower level expands your living space with a recreation room, a kitchenette, an additional full bathroom, laundry room, ample storage, and a walkout to a landscaped backyard featuring a lower stone patio and an upper deck - ideal for relaxing or entertaining outdoors. With legal front pad parking and just steps from the vibrant shops, cafes, and transit of St. Clair West, this exceptional home offers the perfect blend of style, space, and location. Don't miss this opportunity!

**Extras:**

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




**198 LAUDER Ave**  
**Toronto Ontario M6E 3H4**

Toronto C03 Oakwood Village Toronto

**Taxes:** \$6,100/2024**For:** Sale**Sold:** \$1,585,000**List:** \$1,595,000**Sold Date:** 01/21/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 117

Detached

**Fronting On:** W**Rms:** 15 + 0**Link:** N**Acreage:****Bedrooms:** 4 + 1

3-Storey

25 x 118 Feet

**Washrooms:** 4**Irreg:** 01x3xGround, 1x3x2nd, 1x2x3rd,  
1x3xLower**Dir/Cross St:**

Located north of St Clair Ave. Lauder Ave is a 1 way south. Enter in from Cloverlawn Ave or North of that St. Located on the west side of Lauder Ave.

**MLS#:** C9520660**PIN#:** 104750371**Kitchens:** 3 + 0**Fam Rm:** N**Basement:** Finished / Full**Fireplace/Stv:** N**Heat:** Forced Air / Gas**A/C:** Central Air**Central Vac:** N**Apx Age:** 51-99**Apx Sqft:****Assessment:** **POTL:****POTL Mo Fee:****Laundry lev:****Exterior:** Brick**Drive:****Gar/Gar Spcs:** Other / 0**Drive Park Spcs:** 1**Tot Prk Spcs:** 1**UFFI:****Pool:** None**Prop Feat:** Park**Zoning:** Duplex**Cable TV:** **Hydro:****Gas:** Y **Phone:****Water:** Municipal**Water Supply:****Sewer:** Sewers**Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:** Unknown**Topography:** Level**Rural Services:** Internet High Speed

| #  | Room     | Level | Length (ft) | Width (ft) | Description |
|----|----------|-------|-------------|------------|-------------|
| 1  | Kitchen  | 2nd   | 10.56       | x 10.73    |             |
| 2  | Living   | 2nd   | 14.14       | x 17.16    |             |
| 3  | Bathroom | 2nd   | 12.73       | x 6.82     |             |
| 4  | Br       | 3rd   | 13.48       | x 10.3     |             |
| 5  | Bathroom | 3rd   | 5.48        | x 2.56     |             |
| 6  | Kitchen  | Main  | 15.98       | x 10.3     |             |
| 7  | Living   | Main  | 13.75       | x 14.57    |             |
| 8  | Br       | Main  | 11.06       | x 11.58    |             |
| 9  | Bathroom | Main  | 7.41        | x 7.15     |             |
| 10 | Kitchen  | Lower | 4.99        | x 9.97     |             |
| 11 | Living   | Lower | 9.97        | x 25       |             |
| 12 | Br       | Lower | 8.56        | x 10.99    |             |

**Client Remks:** Flooring: Tile, Welcome to 198 Lauder Ave, an opportunity to live while earning income with 2.5 flrs containing 3 full units. 3 bed 1.5 baths on the top 2 floors. Main flr is 1 bed, 1 full bath with high ceilings, loads of natural light and a gorgeous new kitchen with quartz counter that returns on backsplash. Lower unit is 1 bed, 1 full bath and has a spacious layout. Main & lower were newly refreshed in 2021. Most appliances replaced on the property in 2021. All units have self-contained laundry, top two units include a dishwasher. Furnace replaced in 2021, A/C replaced summer of 2022, Hot Water Tankless Unit in January 2023. Outside, there's a front yard parking spot with space for overflow parking, a spacious backyard patio with western exposure, and a large shed for extra storage. Located just steps away from the shops and restaurants of St. Clair West, this property offers easy access to streetcar and bus stops, with a 20-minute commute to downtown by transit. 24 hr notice for all showings., Flooring: Laminate

**Extras:****Listing Contracted With:** EXP REALTY613-756-1430



|   |                         |                                |                          |  |
|---|-------------------------|--------------------------------|--------------------------|--|
| <b>22 Crang Ave</b>                     |                         |                                | <b>Sold: \$1,700,000</b> |  |
| <b>Toronto Ontario M6E 2Z9</b>          |                         |                                | <b>List: \$1,699,000</b> |  |
| Toronto C03 Oakwood Village Toronto     |                         |                                |                          |  |
| <b>Taxes:</b> \$6,902.53/2024           |                         | <b>For:</b> Sale               | <b>% Dif:</b> 100        |  |
| <b>Sold Date:</b> 04/12/2025            |                         |                                |                          |  |
| <b>SPIS:</b> N                          | <b>Last Status:</b> SLD | <b>DOM:</b> 19                 |                          |  |
| Detached                                | <b>Fronting On:</b> W   | <b>Rms:</b> 7 + 1              |                          |  |
| <b>Link:</b> N                          | <b>Acreage:</b>         | <b>Bedrooms:</b> 4             |                          |  |
| 2-Storey                                | 27 x 92 Feet            | <b>Washrooms:</b> 3            |                          |  |
|   | <b>Irreg:</b>           | 1x2xMain, 1x3xLower, 1x4xUpper |                          |  |
| <b>Dir/Cross St:</b> St Clair & Oakwood |                         |                                |                          |  |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> C12038384 | <b>PIN#:</b> 104740229 |
|------------------------|------------------------|


|  |   |                            |
|--|---|----------------------------|
| <b>Kitchens:</b> 1                       | <b>Exterior:</b> Brick / Stucco/Plaster | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N                         | <b>Drive:</b> Front Yard                | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished / Sep Entrance | <b>Gar/Gar Spcs:</b> Detached / 1       | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> Y                  | <b>Drive Park Spcs:</b> 1               | <b>Water:</b>              |
| <b>Heat:</b> Forced Air / Other          | <b>Tot Prk Spcs:</b> 2                  | <b>Water Supply:</b>       |
| <b>A/C:</b> Central Air                  | <b>UFFI:</b>                            | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N                    | <b>Pool:</b> None                       | <b>Waterfront:</b>         |
| <b>Apx Age:</b>                          | <b>Prop Feat:</b>                       | <b>Retirement:</b>         |
| <b>Apx Sqft:</b> 1500-2000               | Fireplace/Stove, Library, Park, Public  | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> <b>POTL:</b>          | Transit, Rec Centre, School             | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>                      |   | <b>Spec Desig:</b> Unknown |
| <b>Laundry lev:</b>                      |   |                            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                      |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1  | Foyer     | Main  | 3.28        | x 3.28     | Hardwood Floor | Closet         | 2 Pc Bath            |
| 2  | Living    | Main  | 16.31       | x 10.43    | Hardwood Floor | Open Concept   | Bay Window           |
| 3  | Dining    | Main  | 13.94       | x 10.33    | Hardwood Floor | W/O To Deck    | Open Concept         |
| 4  | Kitchen   | Main  | 13.94       | x 8.96     | Hardwood Floor | Centre Island  | Stainless Steel Appl |
| 5  | Prim Bdrm | 2nd   | 13.71       | x 9.61     | Hardwood Floor | Window         | Closet               |
| 6  | 2nd Br    | 2nd   | 9.12        | x 9.61     | Tile Floor     | Window         | Closet               |
| 7  | 3rd Br    | 2nd   | 11.84       | x 9.48     | Hardwood Floor | W/O To Balcony | Closet               |
| 8  | 4th Br    | 2nd   | 13.71       | x 9.45     | Hardwood Floor | W/W Closet     | Window               |
| 9  | Rec       | Bsmt  | 22.74       | x 19       | Heated Floor   | Walk-Out       | Wet Bar              |
| 10 | Laundry   | Bsmt  | 6.69        | x 10.07    | Tile Floor     | Laundry Sink   | Window               |

**Client Remks:** Located just 10 houses from St. Clair Ave on one of Oakwood Villages best streets! Welcome to 22 Crang Ave, a stylish and extremely well-kept 4-bedroom, 3-bathroom family home. With an open-concept layout, tons of natural light, a chefs kitchen, and a main floor powder room, this home blends practicality with personality. Upstairs, you'll find four spacious bedrooms, a newly renovated, spa-like family bath, and a walk-out balcony overlooking the backyard. The basement is a total vibe, featuring heated floors throughout, a wet bar, and a separate entrance perfect for anyone looking for income potential. The backyard is pretty awesome too, with multiple decks, a green space, and a paved area, all ideal for hosting or just hanging out with family. Plus, legal front pad parking means no street-parking headaches. Just steps from St. Clair's buzzing cafes, restaurants, and transit, this home is the perfect mix of city energy and neighborhood charm.

**Extras:**

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-898-1211



**356 Lauder Ave**  
**Toronto Ontario M6E 3H8**  
Toronto C03 Oakwood Village Toronto  
**Taxes:** \$6,516.28/2024  
**Sold Date:** 05/09/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 3

**Sold: \$1,760,000**  
**List: \$1,780,000**  
**For:** Sale  
**% Dif:** 99  
**Dir/Cross St:** Dufferin & St Clair


**Detached**  
**Link:** N  
2-Storey

**Fronting On:** W  
**Acreage:**  
25 x 118 Feet  
**Irreg:**

**Rms:** 6  
**Bedrooms:** 3  
**Washrooms:** 4  
1x2xMain, 1x3xBsmt, 1x3x2nd, 1x5x2nd

|   |                                      |                            |                    |
|---|--------------------------------------|----------------------------|--------------------|
| <b>MLS#:</b> C12126942  |                                      | <b>PIN#:</b> 104750104     |                    |
| <b>Kitchens:</b> 1  | <b>Exterior:</b> Brick               | <b>Zoning:</b>             |                    |
| <b>Fam Rm:</b> N  | <b>Drive:</b> Front Yard             | <b>Cable TV:</b>           | <b>Hydro:</b>      |
| <b>Basement:</b> Finished / Sep Entrance  | <b>Gar/Gar Spcs:</b> Detached / 1    | <b>Gas:</b>                | <b>Phone:</b>      |
| <b>Fireplace/Stv:</b> N   | <b>Drive Park Spcs:</b> 2            | <b>Water:</b>              | Municipal          |
| <b>Heat:</b> Forced Air / Gas   | <b>Tot Prk Spcs:</b> 3               | <b>Water Supply:</b>       |                    |
| <b>A/C:</b> Central Air   | <b>UFFI:</b>                         | <b>Sewer:</b> Sewers       |                    |
| <b>Central Vac:</b> N   | <b>Pool:</b> None                    | <b>Waterfront:</b>         |                    |
| <b>Apx Age:</b> 51-99   | <b>Prop Feat:</b>                    | <b>Retirement:</b>         |                    |
| <b>Apx Sqft:</b> 1500-2000  | Fenced Yard, Park, Place Of Worship, | <b>Farm/Agr:</b>           |                    |
| <b>Assessment:</b> <b>POTL:</b>   | Public Transit, School               | <b>Oth Struct:</b>         |                    |
| <b>POTL Mo Fee:</b>   |                                      | <b>Spec Desig:</b> Unknown |                    |
| <b>Laundry lev:</b> Lower   |                                      |                            |                    |
| <b>#</b>  | <b>Room</b>                          | <b>Level</b>               | <b>Length (ft)</b> |
|   |                                      |                            | <b>Width (ft)</b>  |
|   |                                      |                            | <b>Description</b> |
| <b>Client Remks:</b> Welcome to 356 Lauder Avenue in the heart of Oakwood Village-a beautifully updated, detached 3-bedroom, 4-bathroom home with a bright, functional layout and thoughtfully designed living spaces. Set on a 25 x 118 ft west-facing lot, this gem is tailored for modern family living. The main floor features real hardwood floors, a powder room, front hall closet, and an open concept living area. The dining space flows seamlessly into a custom kitchen outfitted with genuine wood cabinetry, a gas stove, pot filler, and centre island-offering both elegance and everyday practicality. Upstairs, the primary retreat includes a walk-in closet, double-vanity ensuite with ample storage, and access to a private second-level balcony. Two additional bedrooms, each with access to a full bathroom, complete the family-friendly upper level. The fully finished basement-with a separate side entrance, oversized guest bathroom, built-in storage, and sump pump-provides versatile space for guests, work, or play. Enjoy a professionally landscaped yard with gas BBQ hookup and rare parking for three: a front-yard legal pad, rear parking pad, and oversized single-car garage currently used as a home gym and storage. Recent upgrades include a 2024 tankless water heater (owned), chimney restoration, custom closets, landscaping, and designer blinds throughout. Just steps from local favourites like Smartiegy, Oakwood Espresso, Primrose Bagel, Porzia's, and Cano-this home is your gateway to a vibrant, walkable, family-focused community. |                                      |                            |                    |
| <b>Extras:</b>  |                                      |                            |                    |
| <b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888  |                                      |                            |                    |



|  |  |                            |                    |                          |
|--|--|----------------------------|--------------------|--------------------------|
|  | <b>123 Greenlaw Ave</b>                    |                            |                    | <b>Sold: \$1,910,000</b> |
|  | <b>Toronto Ontario M6H 3V9</b>             |                            |                    | <b>List: \$1,975,000</b> |
|  | Toronto W03 Corso Italia-Davenport Toronto |                            |                    |                          |
|  | <b>Taxes:</b> \$6,752/2024                 |                            | <b>For:</b> Sale   | <b>% Dif:</b> 97         |
|  | <b>Sold Date:</b> 04/12/2025               |                            |                    |                          |
|  | <b>SPIS:</b> N                             | <b>Last Status:</b> SLD    | <b>DOM:</b> 10     |                          |
|  | Detached                                   | <b>Fronting On:</b> E      | <b>Rms:</b> 8 + 2  |                          |
|  | <b>Link:</b> N                             | <b>Acreage:</b>            | <b>Bedrooms:</b> 4 |                          |
| 2-Storey   | 25 x 157 Feet                              | <b>Washrooms:</b> 3        |                    |                          |
|  | <b>Irreg:</b>                              | 1x3x2nd, 1x4x2nd, 1x3xBsmt |                    |                          |
| <b>Dir/Cross St:</b> St. Clair Ave. W + Dufferin                                 |  |                            |                    |                          |

MLS#: W12057130

PIN#: 213160152

|  |  |                                   |  |                            |  |
|--|--|-----------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1                       |  | <b>Exterior:</b> Brick            |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> Y                         |  | <b>Drive:</b> Private             |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Finished / Sep Entrance |  | <b>Gar/Gar Spcs:</b> Detached / 2 |  | <b>Gas:</b>                |  |
| <b>Fireplace/Stv:</b> Y                  |  | <b>Drive Park Spcs:</b> 2         |  | <b>Water:</b>              |  |
| <b>Heat:</b> Radiant / Gas               |  | <b>Tot Prk Spcs:</b> 4            |  | <b>Water Supply:</b>       |  |
| <b>A/C:</b> Wall Unit                    |  | <b>UFFI:</b>                      |  | <b>Sewer:</b> Sewers       |  |
| <b>Central Vac:</b> N                    |  | <b>Pool:</b> None                 |  | <b>Waterfront:</b>         |  |
| <b>Apx Age:</b> 100+                     |  | <b>Prop Feat:</b>                 |  | <b>Retirement:</b>         |  |
| <b>Apx Sqft:</b> 2000-2500               |  | Family Room, Fireplace/Stove      |  | <b>Farm/Agr:</b>           |  |
| <b>Assessment:</b> 2024 POTL:            |  |                                   |  | <b>Oth Struct:</b>         |  |
| <b>POTL Mo Fee:</b>                      |  |                                   |  | <b>Spec Desig:</b> Unknown |  |
| <b>Laundry lev:</b>                      |  |                                   |  |                            |  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                  |               |
|----|-----------|-------|-------------|------------|----------------|------------------|---------------|
| 1  | Living    | Main  | 20.57       | x 10.76    | Hardwood Floor | Juliette Balcony | Gas Fireplace |
| 2  | Dining    | Main  | 12.34       | x 11.32    | Hardwood Floor | B/I Shelves      | Open Concept  |
| 3  | Family    | Main  | 11.42       | x 10.33    | Hardwood Floor | Bay Window       | B/I Shelves   |
| 4  | Kitchen   | Main  | 15.68       | x 10.33    | Centre Island  | B/I Desk         | W/O To Garden |
| 5  | Prim Bdrm | 2nd   | 17.26       | x 17.16    | Hardwood Floor | 3 Pc Ensuite     | W/I Closet    |
| 6  | 2nd Br    | 2nd   | 11.58       | x 9.91     | Hardwood Floor | Double Closet    | Window        |
| 7  | 3rd Br    | 2nd   | 12.01       | x 9.58     | Hardwood Floor | Double Closet    | Window        |
| 8  | 4th Br    | Main  | 12.6        | x 11.58    | Hardwood Floor | Double Closet    | Window        |
| 9  | Rec       | Lower | 28.67       | x 14.6     | W/W Closet     | B/I Shelves      | Bar Sink      |
| 10 | Laundry   | Lower | 16.83       | x 8.66     | Tile Floor     | Laundry Sink     | 3 Pc Bath     |

**Client Remks:** Calling all outdoor enthusiasts to 123 Greenlaw Avenue! This renovated home is the one for those SEEKING SPACE, BOTH INDOORS & OUT! Conveniently located just steps from St. Clair Avenue West in Corso Italia. The sprawling main floor functions perfectly for family life, featuring a living room with a Juliet balcony and gas fireplace in addition to a family room off of the kitchen! A chef's dream, the renovated kitchen boasts highly organized cabinetry, an eat-in center island, sprawling quartz countertops, and a built-in desk open to the dining room and family room. From the kitchen walk-out to the one of the most incredible back gardens you've seen. The 157 foot deep lot features private lounging and dining areas, a pergola, professionally designed, low maintenance perennial gardens (with irrigation), plenty of space for children to play, a large double car garage, with attached storage shed and rare private drive offering premium parking in the city! Garden Suite Potential. This renovated home was designed with function and storage in mind. From the moment you step in the door starting with concealed under stair coat and shoe storage. Built-ins, millwork, wall to wall closets, a large double car garage and shed. Storage solutions on every floor! Space Galore!

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191




**66 Greenlaw Ave**  
**Toronto Ontario M6H 3V5**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$8,461.87/2024**For:** Sale**Sold:** \$2,100,888**List:** \$2,099,000**Sold Date:** 06/08/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

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

2-Storey

25 x 148 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,  
1x4xLower**Dir/Cross St:** St Clair & Lansdowne**MLS#:** W12200978**PIN#:** 213240786
**Kitchens:** 1 + 1  
**Fam Rm:** Y  
**Basement:** Fin W/O  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**
**Exterior:** Stone  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fenced Yard,  
 Fireplace/Stove, Library, Park, Public  
 Transit, Rec Centre


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

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                   |
|----|-----------|-------|-------------|------------|--------------------|--------------------|-------------------|
| 1  | Foyer     | Main  | 5.44        | x 4.96     | Double Closet      | Closet Organizers  | Wainscoting       |
| 2  | Living    | Main  | 13.94       | x 13.48    | Hardwood Floor     | Wainscoting        | Large Window      |
| 3  | Dining    | Main  | 13.37       | x 11.16    | Hardwood Floor     | Wainscoting        | Built-In Speakers |
| 4  | Kitchen   | Main  | 13.15       | x 12.88    | Limestone Flooring | Centre Island      | Eat-In Kitchen    |
| 5  | Breakfast | Main  | 10.36       | x 5.52     | Limestone Flooring | Wainscoting        | Crown Moulding    |
| 6  | Family    | Main  | 19.54       | x 10.79    | Fireplace          | Walk-Out           | Wainscoting       |
| 7  | Prim Bdrm | 2nd   | 15.43       | x 10.68    | Hardwood Floor     | His/Hers Closets   | 5 Pc Ensuite      |
| 8  | Bathroom  | 2nd   | 12.4        | x 7.62     | 5 Pc Ensuite       | Separate Rm        | Soaker            |
| 9  | 2nd Br    | 2nd   | 13.88       | x 9.8      | Hardwood Floor     | Window             | Double Closet     |
| 10 | 3rd Br    | 2nd   | 11.53       | x 9.36     | Hardwood Floor     | Window             | Closet Organizers |
| 11 | Bathroom  | 2nd   | 10.67       | x 4.79     | 4 Pc Bath          | Granite Counter    | Soaker            |
| 12 | 4th Br    | 2nd   | 10.68       | x 10.68    | Hardwood Floor     | Closet             | Wainscoting       |
| 13 | Br        | Lower | 16.9        | x 12.6     | Hardwood Floor     | Above Grade Window | Pot Lights        |
| 14 | Living    | Lower | 20.33       | x 18.9     | Walk-Out           | Combined W/Kitchen | Heated Floor      |
| 15 | Kitchen   | Lower | 20.33       | x 18.9     | Limestone Flooring | Combined W/Kitchen | Double Sink       |
| 16 | Bathroom  | Lower | 7.55        | x 4.94     | 4 Pc Bath          | Soaker             | Granite Counter   |
| 17 | Laundry   | Lower | 9.68        | x 5.14     | Limestone Flooring | Laundry Sink       |                   |
| 18 | Cold/Cant | Lower | 0           | 0          |                    |                    |                   |

**Client Remks:** This builder's custom home in Corso Italia is timeless and sparkles with pride of ownership. At first glance, the striking stone facade, wide flagstone steps, and lush professional landscaping make a lasting impression. Upon entry, quality and meticulous craftsmanship are on full display featuring nine-foot ceilings, tall, solid-core mahogany doors, expansive windows, and a central skylight that fills the home with natural light. The chef's kitchen with limestone floors is a standout, with extensive, full height cabinetry, a large center island, and generous breakfast area that connects to a spacious family room anchored by a cozy gas fireplace. Two sets of double French doors open to a covered flagstone terrace, ideal for year-round outdoor living, and overlook a beautifully manicured garden that leads to a rare, concrete block, oversized double car garage. Upstairs, coffered ceilings add architectural interest, while oversized bedrooms offer generous closet space. The primary suite is a true sanctuary, complete with his-and-her walk-in, organized closets, a spa-like en-suite with west-facing window that captures the warmth of the setting sun. The versatile lower level is a dream for extended families or multi-use living. With heated floors, double rear entry doors, a full kitchen, above-grade windows, and a sprawling open space, the basement easily functions as a massive family recreation zone or a separate one-bedroom apartment/in-law suite with income potential. All of this on a quiet residential street in prime Corso Italia, steps from St. Clair West, top schools, transit, cafes, shops, parks, and a strong community vibe.

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





|  |                         |  |                          |
|--|-------------------------|--|--------------------------|
| <b>103 Holland Park Ave</b>            |                         |  | <b>Sold: \$2,300,000</b> |
| <b>Toronto Ontario M6E 1L5</b>         |                         |  | <b>List: \$2,398,888</b> |
| Toronto C03 Oakwood Village Toronto    |                         |  |                          |
| <b>Taxes:</b> \$7,578.57/2025          |                         | <b>For:</b> Sale                         | <b>% Dif:</b> 96         |
| <b>Sold Date:</b> 06/16/2025           |                         |  |                          |
| <b>SPIS:</b> N                         | <b>Last Status:</b> SLD | <b>DOM:</b> 19                           |                          |
| Detached                               | <b>Fronting On:</b> S   | <b>Rms:</b> 8                            |                          |
| <b>Link:</b> N                         | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1                   |                          |
| 2-Storey                               | 25.03 x 100.13 Feet     | <b>Washrooms:</b> 5                      |                          |
|  | <b>Irreg:</b>           | 1x2xMain, 2x4x2nd, 1x3xBsmt,<br>1x2xBsmt |                          |
| <b>Dir/Cross St:</b> St. Clair/Oakwood |                         |  |                          |

MLS#: C12180212

PIN#: 104560113

|                               |  |                               |  |                            |  |
|-------------------------------|--|-------------------------------|--|----------------------------|--|
| <b>Kitchens:</b> 1            |  | <b>Exterior:</b> Brick        |  | <b>Zoning:</b>             |  |
| <b>Fam Rm:</b> Y              |  | <b>Drive:</b> Available       |  | <b>Cable TV:</b>           |  |
| <b>Basement:</b> Finished     |  | <b>Gar/Gar Spcs:</b> None / 0 |  | <b>Gas:</b>                |  |
| <b>Fireplace/Stv:</b> Y       |  | <b>Drive Park Spcs:</b> 1     |  | <b>Water:</b>              |  |
| <b>Heat:</b> Forced Air / Gas |  | <b>Tot Prk Spcs:</b> 1        |  | <b>Water Supply:</b>       |  |
| <b>A/C:</b> Central Air       |  | <b>UFFI:</b>                  |  | <b>Sewer:</b> Sewers       |  |
| <b>Central Vac:</b> N         |  | <b>Pool:</b> Above Ground     |  | <b>Waterfront:</b>         |  |
| <b>Apx Age:</b>               |  | <b>Prop Feat:</b>             |  | <b>Retirement:</b>         |  |
| <b>Apx Sqft:</b> 1500-2000    |  | Family Room, Fireplace/Stove  |  | <b>Farm/Agr:</b>           |  |
| <b>Assessment:</b> 2024 POTL: |  |                               |  | <b>Oth Struct:</b>         |  |
| <b>POTL Mo Fee:</b>           |  |                               |  | <b>Spec Desig:</b> Unknown |  |
| <b>Laundry lev:</b>           |  |                               |  |                            |  |

| # | Room    | Level | Length (ft) | Width (ft) | Description     |                  |                  |
|---|---------|-------|-------------|------------|-----------------|------------------|------------------|
| 1 | Dining  | Main  | 15.12       | x 12.01    | Open Concept    | Hardwood Floor   | Combined wi/Game |
| 2 | Kitchen | Main  | 13.12       | x 16.6     | Pot Lights      | B/I Appliances   | Breakfast Bar    |
| 3 | Family  | Main  | 17.09       | x 17.98    | Gas Fireplace   | W/O To Patio     | Large Window     |
| 4 | Br      | 2nd   | 12.99       | x 14.63    | Vaulted Ceiling | His/Hers Closets | 4 Pc Ensuite     |
| 5 | 2nd Br  | 2nd   | 7.51        | x 10.99    | Hardwood Floor  | Large Window     | Closet           |
| 6 | 3rd Br  | 2nd   | 8.3         | x 12.89    | Large Window    | Hardwood Floor   | B/I Closet       |
| 7 | Rec     | Bsmt  | 15.19       | x 22.31    | Pot Lights      | Large Window     | Hardwood Floor   |
| 8 | 4th Br  | Bsmt  | 12.07       | x 16.4     | 3 Pc Ensuite    | W/I Closet       | Fireplace        |

**Client Remks:** Welcome to this exceptional private residence at 103 Holland Park Ave. Professionally designed by Jessica Neilas from Wolfe Interior Design, this sophisticated modern home has been fully renovated from top to bottom with exquisite craftsmanship. Perfect for homeowners who love to entertain. This sensational detached two-story home features: 3+1 bedrooms; 5 bathrooms; European whiteoak flooring; trimless pot lights, registers, and returns; comprehensive home automation; heated floors in all bathrooms and throughout the entire basement; heated concrete driveway and walkway with an electric supercharger port (60 amps); and upgraded 200 Amp electrical service. The main floor offers: an open concept with a large foyer and ample storage; a chef's kitchen equipped with high-end appliances and a Nero marble island counter; an elegant dining area; a powder room; a great room with floor to ceiling Nero marble gas fireplace; and walk-out access to an entertainer's backyard featuring a swim spa. The second level includes: a master bedroom offering an expansive primary retreat with a vaulted ceiling; a beautiful ensuite; his-and-her closets; and 2 additional bedrooms with a shared bathroom. The basement provides a rare 9-foot ceiling height with a large recreation area and a nanny suite that could also serve as a home office. This home truly offers unparalleled comfort and elegance with extraordinary attention to detail.

**Extras:**

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