



109 Sellers Ave Toronto Ontario M6E 3T7 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$2,654/2024 For: Sale % Dif: 95 Sold Date: 01/27/2025 SPIS: N Last Status: SLD DOM: 89			Sold: \$715,000 List: \$749,900
Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Dufferin/ St Clair	Fronting On: E Acreage: 15.83 x 100 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xGround	

MLS#: W9770145	PIN#: 104760591
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Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Drive: Private Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	15.75	x 11.81	
2	Living	Ground	13.78	x 13.78	
3	Dining	Ground	13.78	x 13.78	
4	Br	2nd	15.09	x 13.78	
5	2nd Br	2nd	12.14	x 10.5	

Client Remks: Amazing Reduced Price! Motivated Sellers! Offers Anytime! Great opportunity for you to live in Toronto close to everything you need. Good property in very desirable neighbourhood. 2 bedrooms upstairs, full bathroom with jet tub, main floor living room and separate dining room, spacious kitchen with newer cabinets and side entrance to the concrete backyard and detached garage and alley way. Extra 3pc washroom on the main floor, side entrance to the UNFINISHED basement but with potential to use your creativity. Beautiful front porch to enjoy a cup of coffee, great neighbours, walk to bus, close to Dufferin Mall and all amenities. Why pay high condo fees in a building when you can enjoy this home in an amazing neighbourhood? Possibility to add a laneway house at the back for extra income.

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


32 O'leary Ave
Toronto Ontario M6E 1L4

Toronto C03 Oakwood Village Toronto

Taxes: \$3,326.09/2024**Sold Date:** 02/05/2025**SPIS:** N**Last Status:** SLD**For:** Sale**Sold:** \$765,000**List:** \$729,900**% Dif:** 105**DOM:** 1

Semi-Detached

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

2-Storey

19 x 48 Feet

Washrooms: 2**Irreg:**

1x3xBsmt, 1x4x2nd

Dir/Cross St: Oakwood and Rogers**MLS#:** C11954860**PIN#:** 104560088

Kitchens: 1
Fam Rm: N
Basement: Part Fin / 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 / Vinyl Siding
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Library, Park, Place Of Worship, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.11	x 12.37	Window
2	Kitchen	Main	15.39	x 10.56	W/O To Yard
3	Prim Bdrm	2nd	12.66	x 12.37	Bay Window
4	2nd Br	2nd	10.04	x 9.12	Closet

Client Remks: This delightful 2-bedroom, 2-bathroom home offers the perfect opportunity for first-time buyers. Priced like a condo but with the freedom of a freehold property without maintenance fees, this gem features a warm and functional layout. The main floor welcomes you with a cozy living space and a spacious kitchen with an open dining area. Upstairs, you'll find a generous primary bedroom and a second bedroom with a lovely view of the backyard. The home also includes a basement with excellent potential and a fenced backyard, perfect for relaxing or entertaining. Situated in the heart of St. Clair West village, you'll enjoy easy access to shops, restaurants, and public transit offering the ideal blend of urban convenience and neighborhood charm. Dont miss this rare opportunity to own a freehold home at an unbeatable price!

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-485-2299


33 Via Italia
Toronto Ontario M6H 3R4

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,012.77/2024**For:** Sale**Sold:** \$800,000**List:** \$674,880**Sold Date:** 02/04/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 19

Semi-Detached

Fronting On: E**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 4 + 1

2-Storey

16.72 x 75.4 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x4xBsmt

17.45 Ft wide in the
backyard**Dir/Cross St:** Dufferin & Davenport**MLS#:** W11926368**PIN#:** 213150258**Assignment:** N**Fractional Ownership:** N

Kitchens: 1 + 1
Fam Rm: N
Basement: Part Fin
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

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

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 11.58	Ceramic Floor	Picture Window	Crown Moulding
2	Br	Main	10.66	x 9.51	Ceramic Floor	3 Pc Ensuite	Skylight
3	Kitchen	Main	11.68	x 10.66	East View	W/O To Porch	Eat-In Kitchen
4	Prim Bdrm	2nd	15.91	x 10.99	Ceramic Floor	B/I Closet	West View
5	2nd Br	2nd	13.58	x 10.07	Ceramic Floor	East View	
6	3rd Br	2nd	10.76	x 8.6	Ceramic Floor	East View	Picture Window
7	Rec	Bsmt	12.93	x 10.17	Open Concept	Walk-Up	
8	Den	Bsmt	11.42	x 8.07	Sump Pump		
9	Laundry	Bsmt	8.43	x 4.92	Picture Window		
10	Kitchen	Bsmt	12.07	x 10.66			

Client Remks: Welcome Home! This 2-storey, 4 Bedroom, 3 Bathroom Home is brimming with potential in Toronto's desirable Corso Italia neighborhood. What a fantastic opportunity for the right buyer to add their own personal touches and create the home of their dreams. The main floor features a spacious layout with large, bright windows that fill the home with natural light. A versatile main floor bedroom with a 3-piece ensuite bathroom offers convenience and flexibility, perfect for guests, a home office, or multigenerational living. Enjoy an open-concept living area with an Eat-In Kitchen and Walk-Out to a Covered Porch and a Private Backyard Retreat...providing a blank canvas for all of your design aspirations. Solid Oak Floating Staircase brings you Upstairs where you will find 3 well-sized bedrooms an abundance of natural light, as well as 4 Piece Family bathroom. The basement, with a separate entrance and 7-foot ceilings, holds incredible potential for additional living space, an in-law suite or home gym. This home also offers an inviting front porch to enjoy warm evenings, along with a front pad parking spot for added convenience. Equipped with a forced air gas furnace'14 and central air conditioning'15, you will be comfortable year-round. Located just steps from the Shops on Stair Clair West, TTC, Earlscourt Park, Dufferin Station, and top-rated schools...this home puts you in the heart of everything, allowing easy access to public transit, green spaces, and vibrant local dining options. Don't miss this incredible opportunity to invest in a home with limitless potential in one of Toronto's most sought-after communities. See Video Tour for More!

Extras: Gas Stove, Range Hd, Fridge, Washer, Dryer, All Elfs, Ceiling Fans, Stair Lift, Gas Furnace 2014, Air Conditioner 2015, Updated 200 Amp Electrical Panel, Separate Ent. to Basement w/7 ft Ceilings Rough-In for 2nd Kitchen, Basement Fridge, Stove

Listing Contracted With: RE/MAX CONDOS PLUS CORPORATION 416-203-6636



181 Earls court Ave
Toronto Ontario M6E 2B2

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$3,855.41/2024

For: Sale

% Dif: 97

Sold Date: 12/20/2024

SPIS: N

Last Status: SLD

DOM: 5

Semi-Detached

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

13.33 x 128 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x3x2nd

Dir/Cross St: Dufferin & St. Clair

MLS#: W11893214

PIN#: 104760339

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	None	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:		Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 12.17	Hardwood Floor	Combined W/Dining	Window
2	Kitchen	Main	11.91	x 11.71	Ceramic Floor	Eat-In Kitchen	Stainless Steel Appl
3	Br	Main	9.35	x 8.46	Hardwood Floor	4 Pc Ensuite	W/O To Deck
4	Prim Bdrm	2nd	13.71	x 12.2	Laminate	Bay Window	Closet
5	2nd Br	2nd	11.48	x 7.12	Laminate	Closet	Window

Client Remks: Discover this beautiful, well-maintained semi-detached home the ideal condo alternative for first-time buyers or downsizers. Nestled in the sought-after Corso Italia neighborhood, this home is steps away from Earls court Park and the Joseph Piccininni Community Centre, offering year-round activities like swimming and skating. The home features a large eat in kitchen with s/s appliances, 2 spacious bedrooms and a versatile main-floor room that can serve as a third bedroom, den, or family room. Enjoy 2 full renovated bathrooms, including a convenient 3-piece ensuite. The open-concept layout and updated finishes create a bright and inviting space, while a walkout leads to a private deck perfect for relaxing or entertaining. Located close to trendy shops, restaurants, cafes and transit, this home promises vibrant city living with the comforts of a cozy retreat. Don't miss out on this prime opportunity!

Extras: Lane Parking for 2 vehicles

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



98 Ashburnham Rd		Sold: \$810,000
Toronto Ontario M6H 2K5		List: \$799,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,162.98/2024	For: Sale	% Dif: 101
Sold Date: 04/08/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: N	Rms: 5
Link:	Acreage:	Bedrooms: 3
2-Storey	15.08 x 113 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Davenport/ Via Italia		

MLS#: W12052884			PIN#: 213150127			
Assignment: N			Fractional Ownership: N			
Kitchens: 1		N	Exterior: Brick		Zoning:	
Fam Rm: Y			Drive: Private		Cable TV: A	
Basement: Unfinished			Gar/Gar Spcs: Detached / 2		Hydro: Y	
Fireplace/Stv: N			Drive Park Spcs: 0		Phone: N	
Heat: Forced Air / Gas			Tot Prk Spcs: 2		Water: Municipal	
A/C: None			UFFI:		Water Supply:	
Central Vac: N			Pool: None		Sewer: Sewers	
Apx Age: 51-99			Prop Feat:		Waterfront: None	
Apx Sqft: 700-1100			Family Room, Hospital, Library, Park, Place Of Worship, Public Transit, School		Retirement: N	
Assessment: 2024 POTL:					Farm/Agr:	
POTL Mo Fee:				Oth Struct: Shed		
Laundry lev: Lower				Spec Desig: Unknown		
Topography: Flat						
Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	23.49	x 11.09	Combined W/Dining Large Window	
2	Dining	Main	23.49	x 11.09	Combined W/Living	
3	Kitchen	Main	6.1	x 5.18	Double Sink	
4	Prim Bdrm	2nd	11.09	x 11.32	Bow Window Hardwood Floor Closet	
5	2nd Br	2nd	10.89	x 11.09	Large Window Hardwood Floor Closet	
6	3rd Br	2nd	10.89	x 11.09	Large Window Hardwood Floor	
Client Remks: Fantastic Opportunity To Live In The Heart Of Corso Italia ! This Large 3 Bedroom Home Is Almost Ready For you and Your Family To Move Right In Or For An Opportunity Here For Renovators Or Investors. There Is A 1 Car Garage With Storage Off The Back Laneway. Storage Shed & Cold Room Off The Kitchen. Brand New Windows and Doors Recently! New Furnace In 2023 Still Under Warranty. Basement Could be Converted To An In-Law Suite Or Teenager's Getaway. Sit On Your Front Porch And Chill After Work. Family Friendly Neighborhood . Please Check Out The VIRTUAL TOUR To See All The Area Has To Offer You !						
Extras:						
Listing Contracted With: IPRO REALTY LTD.416-364-2036						



104 Earls court Ave
Toronto Ontario M6E 4A9

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,399/2024

For: Sale

% Dif: 107

Sold Date: 06/19/2025

SPIS: N

Last Status: SLD

DOM: 6

Semi-Detached

Fronting On: W

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

17.25 x 128 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Earls court Ave/ Hope Street

MLS#: W12220618

PIN#: 213180117

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: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 0
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

Hydro: Municipal
Phone:
Sewers:
Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	Brick Fireplace Stained Glass
2	Dining	Main	0	0	
3	Kitchen	Main	0	0	Eat-In Kitchen
4	Br	2nd	0	0	
5	2nd Br	2nd	0	0	
6	3rd Br	2nd	0	0	

Client Remks: **ATTENTION RENOVATORS** BLANK CANVASS WAITING FOR YOUR EXPERT FINISHES** SOLID BRICK 2 STOREY SEMI**
 FINISHED BASEMENT WITH KITCHEN, BEDROOM, 3PC, REC ROOM AND SEP. ENTRANCE **NEW FLOORING, CEILINGS AND DRYWALL
 REQUIRED**

Extras:

Listing Contracted With: RIGHT AT HOME REALTY289-357-3000



147 Nairn Ave			Sold: \$870,000		
Toronto Ontario M6E 4G9			List: \$899,900		
Toronto W03 Corso Italia-Davenport Toronto					
Taxes: \$4,062.84/2024			For: Sale		% Dif: 97
Sold Date: 06/11/2025					
SPIS: N		Last Status: SLD		DOM: 11	
Semi-Detached		Fronting On: E		Rms: 6 + 2	
Link:		Acreage:		Bedrooms: 3	
2-Storey		18 x 128 Feet		Washrooms: 2	
		Irreg:		1x3x2nd, 1x3xBsmt	
Dir/Cross St: St. Clair & Dufferin					

MLS#: W12186853	PIN#: 213180167
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 2		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 2		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500		Fenced Yard, Park, Public Transit, Rec		Farm/Agr:	
Assessment: POTL:		Centre		Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.88	x 10.14	Hardwood Floor	Large Window	
2	Dining	Main	10.79	x 9.71	Hardwood Floor	Large Window	
3	Kitchen	Main	14.21	x 10.43	Ceramic Floor	Eat-In Kitchen	W/O To Yard
4	Prim Bdrm	2nd	13.19	x 10.56	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	12.27	x 8.73	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	10.63	x 9.02	Ceramic Floor	Closet	Large Window
7	Rec	Bsmt	25.1	x 11.75	Open Concept		
8	Laundry	Bsmt	9.97	x 9.97			
9	Cold/Cant	Bsmt	10.86	x 8.69			

Client Remks: Well-maintained home by long-time owners, featuring a very functional layout in the heart of Corso Italia. Cozy living and dining areas, plus an eat-in kitchen with a walkout to the yard. Offers 3 very spacious bedrooms the 3rd can be converted into a 2nd kitchen if desired. Finished open concept basement with a 3-piece bathroom, a large cantina, and a stairway leading to the backyard. Double car garage. Conveniently located with everything at your fingertips: Earlscourt Park, Joseph Piccininni Community Centre, bakeries, TTC, schools, and much more!

Extras:

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY416-969-7172


109 Auburn Ave
Toronto Ontario M6H 2L8

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,584.85/2025**For:** Sale**Sold:** \$879,000**List:** \$898,000**Sold Date:** 06/16/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 12**Att/Row/Twnhouse****Fronting On:** S**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3

2-Storey

16.99 x 85 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: ST. CLAIR AND DUFFERIN**MLS#:** W12194938**PIN#:** 213150016

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

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

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

Hydro:
Phone:
 Municipal
 Sewers
 Garden Shed
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.29	x 10.5	Combined W/Dining	Laminate	
2	Dining	Main	23.29	x 9.19	Combined W/Living	Laminate	Closet
3	Kitchen	Main	14.11	x 10.66	W/O To Yard	Ceramic Floor	
4	Prim Bdrm	2nd	13.94	x 10.17	Hardwood Floor	Closet	Bay Window
5	2nd Br	2nd	10.83	x 8.86	Hardwood Floor	Closet	
6	3rd Br	2nd	8.43	x 10.63	Laminate		
7	Kitchen	Bsmt	18.14	x 9.51	Ceramic Floor	Backsplash	
8	Family	Bsmt	19.91	x 9.51	Ceramic Floor		

Client Remks: Location, Location, Location, End Unit Townhome in the Heart of Corso Italia. In a Highly Sought after neighbourhood. Feels like a Semi, with 9 foot ceilings, Finished basement with Kitchen and Walkout to front of house, Separate Entrance. Third Bedroom on 2nd floor has a rough in kitchen. Close to EarlsCourt Park and JJ Piccininni Community Centre, Transit, Schools, Cafes and Restaurants, Shops on St. Clair, Places of Worship. Some of the photos are virtually staged.

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



1836 Dufferin St
Toronto Ontario M6H 3L5

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$3,877.71/2024

For: Sale

% Dif: 90

Sold Date: 01/28/2025

SPIS: N

Last Status: SLD

DOM: 83

Semi-Detached

Fronting On: W

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 5 + 1

2-Storey

25 x 100 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: DUFFERIN & ST. CLAIR

MLS#: W10416304

PIN#: 213180456

Kitchens: 1 + 1

Fam Rm: N

Basement: Apartment

Fireplace/Stv: N

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age: 51-99

Apx Sqft: 1500-2000

Assessment: **POTL:**

POTL Mo Fee:

Laundry lev:

Exterior:

Brick

Drive:

Private

Gar/Gar Spcs:

Detached / 2

Drive Park Spcs:

4

Tot Prk Spcs:

6

UFFI:

Pool:

None

Prop Feat:

School

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water:

Other

Water Supply:

Sewer:

Sewers

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Other

Spec Desig:

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: 1.Excellent Solid Brick Property, Well Kept. Private Driveway And Laneway, New Roof (2022). Perfect Location With Ttc At The Door Step. Shows Well Inclusions: Elf's,Central Air Conditioning, 2 Fridges, 2 Stoves, Washer And Dryer, Hot Water Tank. Broker Rmks: Steps To St. Clair. Large Home With Private Drive And Laneway. In Good Condition. Just Move In. Easy To Show. Shows Well. Seller And Sellers Agent Do Not Warrant Retrofit Status

Extras: Large Semi With Private * Driveway & Lane. * 4 Rms On Second Floor * With Private Entrance * House In Very Good Cond * Near St Clair, Ttc, School * Beautiful Large Kitchen * On Main Floor

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


43 Greenlaw Ave
Toronto Ontario M6H 3V7

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,156/2024**For:** Sale**Sold:** \$1,020,000**List:** \$899,000**Sold Date:** 05/16/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 10

Semi-Detached

Fronting On: E**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3

2-Storey

23 x 76 Feet

Washrooms: 3**Irreg:** Irregular

1x4x2nd, 1x4xBsmt, 1x2xMain

Dir/Cross St: St. Clair And Dufferin**MLS#:** W12126391**PIN#:** 213150075

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.19	x 11.65	Hardwood Floor	West View	Window
2	Dining	Main	13.16	x 10.3	Hardwood Floor	East View	Window
3	Kitchen	Main	11.48	x 7.48	Ceramic Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	11.48	x 10.2	Hardwood Floor	East View	Window
5	Bathroom	2nd	7.48	x 6.1	Ceramic Floor	North View	Window
6	2nd Br	2nd	11.48	x 8.73	Hardwood Floor	North View	Window
7	3rd Br	2nd	10.99	x 8.99	Hardwood Floor	Closet	Large Window
8	4th Br	Bsmt	8.3	x 4.49	Ceramic Floor	North View	Window
9	Living	Bsmt	12.99	x 10.99	Open Concept	Combined W/Kitchen	Window
10	Kitchen	Bsmt	12.99	x 10.99	Open Concept	Combined W/Living	Window
11	Bathroom	Bsmt	7.71	x 4.27	Ceramic Floor	Closet	
12	Bathroom	Main	4.43	x 2.46	Ceramic Floor		

Client Remks: Welcome to 43 Greenlaw Avenue Nestled in the heart of the highly sought-after St. Clair West / Corso Italia neighborhood, this charming home offers over 1,000 sq ft of above-ground living space, combining character, versatility, and prime location. Featuring 3+1 bedrooms and 2 full bathrooms, this property includes a separate entrance to a fully equipped basement in-law suite ideal for multi-generational families or excellent rental income potential (currently estimated at \$1,600/month). Notable upgrades include: Full waterproofing, Shared coin laundry setup, A fully fenced backyard, perfect for private outdoor living With a stellar Walk Score of 96, this location is a true Walkers Paradise just steps from vibrant St. Clair Avenue West's top-rated restaurants, artisan cafes, bakeries, and boutique shopping. Families will appreciate proximity to excellent public, Catholic, and private schools, and commuters will benefit from easy TTC access via Davenport, Dufferin, and St. Clair West. Whether you're looking for a personal residence with income potential or a smart investment opportunity, 43 Greenlaw Ave is a rare find in one of Toronto's most desirable urban communities.

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


176 Rosemount Ave
Toronto Ontario M6H 2M9

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,736/2024**For:** Sale**Sold:** \$1,030,000**List:** \$1,089,000**% Dif:** 95**Sold Date:** 01/21/2025**SPIS:** N**Last Status:** SLD**DOM:** 34

Semi-Detached

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

2 1/2 Storey

17.67 x 120 Feet

Washrooms: 3**Irreg:**

1x3xBsmt, 1x4xMain, 1x4x2nd

Dir/Cross St: Dufferin & St.Clair**MLS#:** W11898719**PIN#:** 213160328

Kitchens: 3
Fam Rm: N
Basement: Apartment / Finished
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: Mutual
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Library, Park, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Bsmt	12.8	x 9.19	Ceramic Floor	Window	Closet
2	Kitchen	Bsmt	15.42	x 13.45	Ceramic Floor	Centre Island	Open Concept
3	Living	Bsmt	13.78	x 8.86	Ceramic Floor	Open Concept	Window
4	Br	Main	10.5	x 7.22	Laminate	Window	Closet
5	Kitchen	Main	14.11	x 9.19	Ceramic Floor	Window	Pantry
6	Living	Main	14.11	x 9.84	Laminate	Window	
7	Office	2nd	7.87	x 7.55	Ceramic Floor	Window	
8	Br	2nd	10.66	x 9.19	Laminate	Window	
9	Kitchen	2nd	14.11	x 7.55	Ceramic Floor	Window	Pantry
10	Living	2nd	14.11	x 12.14	Laminate	Window	
11	Br	2nd	14.44	x 12.8	Laminate	Window	Closet

Client Remks: Triplex in the Corso Italia / Regal Heights area of Toronto. This semi-detached is set up as 3 residential units. The three units are currently tenanted. December 2024 New Furnace , 2 car garage. Each unit is a good size. On-site shared coin-operated laundry facilities. Direct access to the park across the street.

Extras: Separately metered hydro. Great location with easy access to all amenities. Short walk to St. Clair

Listing Contracted With: RE/MAX PROFESSIONALS INC.416-232-9000


88 Cloverlawn Ave
Toronto Ontario M6E 1H7

Toronto C03 Oakwood Village Toronto

Taxes: \$4,563.55/2025**For:** Sale**Sold:** \$1,030,000**List:** \$888,000**% Dif:** 116**Sold Date:** 06/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 26

Semi-Detached

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

2-Storey

16.67 x 75 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: DUFFERIN/ST-CLAIR**MLS#:** C12166366**PIN#:** 104750791

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Library, Place Of Worship,		Farm/Agr:	
Assessment:	POTL:	Public Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 8.99	Open Concept	Combined W/Dining	Window
2	Dining	Main	9.19	x 10.3	Open Concept	Combined W/Living	Window
3	Kitchen	Main	12.5	x 8.1	Open Concept	B/I Dishwasher	Walk-Out
4	Prim Bdrm	2nd	11.48	x 12.04	Closet	Hardwood Floor	Window
5	2nd Br	2nd	13.19	x 7.48	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.1	x 10	Hardwood Floor	Closet	Window
7	Bathroom	2nd	8.1	x 5.2	4 Pc Bath	Heated Floor	Window
8	Great Rm	Bsmt	18	x 12.06	Open Concept		
9	Kitchen	Bsmt	12.3	x 8.4			
10	Bathroom	Bsmt	0	0	3 Pc Bath		
11	Pantry	Bsmt	6.3	x 12			

Client Remks: Location, location, location! Amazing opportunity for growing family! Located right by Dufferin and St-Clair, this semi-detached, 3 bedroom, 2 baths won't disappoint you. Next to Public transit, close to all amenities, schools, groceries and many more. Updated washrooms, with zebra blinds throughout, Relax on the front porch or back porch, extra space for pantry and storage with a finished basement for possibility of in-law suite or just an open REC room for the family to enjoy. Sec floor bathroom with heated floors. Immaculately well maintain home, who's owners took pride ownership and raised their family here with amazing memories. Ready to pass the torch to new families or young professionals living their busy city lifestyle with low maintenance front and backyard. This lucky number 88 is in your future fortune! Make this house your Home!

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


119 Ascot Ave
Toronto Ontario M6E 1G3

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,313/2024**For:** Sale**Sold:** \$1,055,000**List:** \$999,000**% Dif:** 106**Sold Date:** 06/18/2025**SPIS:** N**Last Status:** SLD**DOM:** 13

Semi-Detached

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

2-Storey

18.33 x 120 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x4xBsmt

Dir/Cross St: north of St Clair/west of Dufferin**MLS#:** W12197748**PIN#:** 213170150

Kitchens: 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: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 1
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Library, Park, Place Of Worship, Public
 Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.4	x 10.01	Eat-In Kitchen	Stainless Steel Appl	Vinyl Floor
2	Living	Main	14.4	x 12.34	Vinyl Floor	Large Window	2 Pc Bath
3	Dining	Main	9.91	x 11.58	Large Window	Vinyl Floor	Imitation Fireplace
4	Prim Bdrm	2nd	14.93	x 11.58	B/I Closet	Bow Window	Vinyl Floor
5	2nd Br	2nd	13.09	x 8.6	Casement Windows	Vinyl Floor	Combined W/Office
6	Study	2nd	6.99	x 6.99	Sunken Room	Casement Windows	Combined W/Br
7	3rd Br	2nd	12.93	x 8.6	Closet	Vinyl Floor	Casement Windows
8	Bathroom	2nd	8.23	x 5.91	Ceramic Floor	4 Pc Bath	
9	Rec	Bsmt	31.59	x 13.75	Above Grade Window	Vinyl Floor	
10	Laundry	Bsmt	13.09	x 6.27	Laundry Sink	Above Grade Window	Walk Through
11	Bathroom	Bsmt	7.51	x 4.99	Ceramic Floor	Above Grade Window	
12	Other	Bsmt	4	x 8.92	Above Grade Window	Vinyl Floor	

Client Remks: Welcome to this well maintained 2-storey semi, in Corso Italia, perfectly situated just steps from some of Toronto's best schools, restaurants, cafes, shops, parks, medical services, and more. This inviting home offers 3 bedrooms plus a versatile bonus room ideal for a study area, walk-in closet, or even a cozy yoga retreat. A rear extension adds smart functionality with a separate entrance leading to both the main level and the finished basement. Basement complete with a 4-piece bath and a large recreation space, perfect for extended living area, a teen hangout, kids' play area, or easily convert into a private in-law suite. Freshly painted. New Flooring throughout. Upgraded appliances. A layout that blends comfort with opportunity. Move in with ease and personalize at your own pace. Step out to a spacious backyard ready to be transformed into your dream outdoor space. Three car parking. Whether you're a growing family or looking for flexible living options, this one has it all. Looking to further maximize your investment? This property offers the potential for a laneway home perfect for rental income, extended family, or private guest accommodations, adding even more value to this move-in ready home with endless potential. Roof done in 2023. Garage roof done approx 2015. Furnace replaced in 2021. AC approx 10 years. 100amp electrical. Click on links for more pictures, a 3D tour, floor plans, neighborhood information.

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



66 Nairn Ave		Sold: \$1,081,000
Toronto Ontario M6E 4G7		List: \$799,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,019.92/2024	For: Sale	% Dif: 135
Sold Date: 01/31/2025		
SPIS: N	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: W	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	17.08 x 79 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: St. Clair Ave W. / Dufferin		

MLS#: W11944903	PIN#: 213170057
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Kitchens: 2		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: None		Cable TV:	
Basement: Finished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Family Room		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Main					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.99	x 9.91	Hardwood Floor	Bay Window	B/I Appliances
2	Living	Main	12.34	x 10.6	Bay Window	Open Concept	Hardwood Floor
3	Kitchen	Main	10.5	x 13.75	Eat-In Kitchen	W/O To Garden	Tile Floor
4	Living	2nd	13.25	x 14.24	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	12.01	x 8.83	Window	Hardwood Floor	Closet
6	3rd Br	2nd	7.84	x 10.89	Hardwood Floor	Window	O/Looks Garden
7	4th Br	Bsmt	10.73	x 10.07	Laminate	Double Closet	Pot Lights
8	Family	Bsmt	11.65	x 9.42	Pot Lights	Closet	Window
9	Laundry	Bsmt	4.56	x 4.76	Laminate	Separate Rm	Wall Sconce Lighting

Client Remks: Welcome to 66 Nairn Ave, a beautifully maintained brick semi-detached multi-unit home in the vibrant Corso Italia neighbourhood. This unique property features two bi-level units, offering fantastic versatility for multi-generational families or savvy investors seeking strong cash flow in Toronto's real estate market. The main floor unit spans the main level and basement, while the second unit occupies the main floor and second level. Both are thoughtfully laid out apartments consists of one, 2-bedroom / 1-bathroom unit and one, 1-bed + flex room/1-bathroom unit, boasting bright and airy interiors, thanks to large bay windows that flood the spaces with natural light. Located just a short stroll to the St. Clair streetcar, this home offers seamless connectivity to the rest of the city. Enjoy being steps away from Corso Italia's bustling array of restaurants, shops, and bars, making it a prime location for urban living. This property has been lovingly cared for and is ready for its next chapter. Whether you're looking to live in one unit while renting out the other or seeking a prime investment opportunity in one of Toronto's most dynamic neighbourhoods or an easy conversion back to a single family home, 66 Nairn Avenue checks all the boxes. Welcome home!

Extras: Public O.H. Sat/Sun 2:00pm to 4:00pm.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY416-588-8248

	26 Greenlaw Ave Toronto Ontario M6H 3V5 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,670.84/2024 Sold Date: 01/24/2025 SPIS: N Last Status: SLD DOM: 44			Sold: \$1,100,000 List: \$1,199,888 % Dif: 92	
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 16.95 x 148.3 Feet Irreg: 148.30 ft X18.64 ft x 148.32 ft x 16.95		Rms: 7 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x2xGround, 1x4xBsmt
	Dir/Cross St: From St Clair turn south on Greenlaw ave				
MLS#: W11891188			PIN#: 213240645		
Kitchens: 1 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: Assessment: POTL: N POTL Mo Fee: Laundry lev: Phys Hdcp-Eqp: Y			Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.53	x 9.94	
2	Dining	Main	9.51	x 13.09	
3	Den	Main	8.69	x 9.71	
4	Kitchen	Main	14.73	x 11.55	
5	Prim Bdrm	2nd	14.83	x 11.58	
6	2nd Br	2nd	9.35	x 11.06	
7	3rd Br	2nd	9.45	x 12.11	
Client Remks: This charming home in the highly sought-after St. Clair West Corso Italia neighborhood offers just over 1300 sq ft of above-ground living space and includes a laneway garage (with potential to build a Laneway Suite). Featuring three bedrooms and three bathrooms, it also boasts a separate entrance to a basement in-law suite complete with a kitchen, making it a versatile space for multi-generational living or rental potential. Move in as is, renovate it to suit your family's needs, or transform it into a multi-dwelling property there are endless possibilities for this home. Situated in a "Walker's Paradise" with a walk score of 96, you're steps away from the best restaurants, cafes, bakeries, and more that St. Clair Ave W has to offer. Additionally, the property is conveniently located near top-rated public, private, and Catholic schools, as well as easy access to TTC at Davenport, Dufferin, and St. Clair Ave W.This is the first time the home has been available since it was built in the 1960s, and it has been lovingly maintained by its original owner.					
Extras:					
Listing Contracted With: RE/MAX WEST REALTY INC.416-745-2300					



40 Nairn Ave W
Toronto Ontario M6E 4G7
Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$4,370.42/2024 **For:** Sale **% Dif:** 101
Sold Date: 03/21/2025
SPIS: N **Last Status:** SLD **DOM:** 8

Sold: \$1,105,000
List: \$1,099,000

Semi-Detached **Fronting On:** W **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey 17.71 x 128 Feet **Washrooms:** 2
 Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: ST. CLAIR AVE W & LANSDOWNE AVE

MLS#: W12017008 **PIN#:** 213170097

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Hydro: Gas: Phone: Municipal Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	10.99	x 9.84	Hardwood Floor	Large Window
2	Dining	Ground	11.48	x 10.99	Hardwood Floor	Window
3	Kitchen	Ground	13.45	x 9.84	Laminate	Breakfast Bar W/O To Deck
4	Prim Bdrm	2nd	14.76	x 9.84	Hardwood Floor	Window Closet
5	2nd Br	2nd	10.17	x 11.48	Hardwood Floor	Window
6	3rd Br	2nd	9.19	x 8.2	Hardwood Floor	Window Closet
7	Living	Bsmt	17.39	x 12.8	Laminate	Combined W/Kitchen
8	Kitchen	Bsmt	14.11	x 7.87	Laminate	Combined W/Living

Client Remks: Welcome to 40 Nairn Ave A Gem in Corso Italia! Nestled in one of Toronto's most vibrant neighbourhood, this charming 3-bedroom, 2-bathroom semi-detached home is just steps from St. Clair West, the 512 Streetcar, and the Lansdowne bus, making city access a breeze. Enjoy over 1,300 sqft of living space, a walk-out deck from the kitchen, and a finished basement with a second kitchen & separate entrance perfect for extended family or rental potential! The 2-car garage is rare, and the move-in-ready interior blends comfort and functionality. Explore nearby gems like Earlscourt Park, Joseph J. Piccininni Community Centre, Tre Mari Bakery, and Franks Pizza House. Don't miss your chance to own in this highly sought-after community! EXTRAS

Extras:

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


38 Harvie Ave
Toronto Ontario M6E 4K3

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,871.12/2024**For:** Sale**Sold:** \$1,125,000**List:** \$899,000**Sold Date:** 02/05/2025**% Dif:** 125**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 7**Link:****Acreage:****Bedrooms:** 4

2-Storey

18 x 128 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: St Clair W/Lansdowne**MLS#:** W11944809**PIN#:** 213190535

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Central Vacuum	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 12.47	California Shutters	Separate Rm	Broadloom
2	Br	Main	8.86	x 13.78	Bay Window	Separate Rm	Laminate
3	Dining	Main	14.44	x 13.45	Window	Separate Rm	Tile Floor
4	Kitchen	Main	6.23	x 9.51	Window	W/O To Deck	Tile Floor
5	2nd Br	2nd	14.76	x 12.47	Closet	Bay Window	Hardwood Floor
6	3rd Br	2nd	8.86	x 10.83	Closet	Window	Hardwood Floor
7	Prim Bdrm	2nd	14.76	x 10.83	California Shutters	Broadloom	Hardwood Floor
8	Bathroom	2nd	0	0	Window	Combined W/Master	Hardwood Floor
9	Bathroom	Lower	0	0	Window	3 Pc Bath	Tile Floor
10	Rec	Lower	0	0	Combined W/Library	W/O To Deck	Tile Floor
11	Cold/Cant	Lower	13.45	x 20.67	Separate Rm	Window	Concrete Floor
12	Sitting	2nd	14.11	x 6.89	Tile Floor		

Client Remks: More than 60 years in the same family, this is a house with a story to tell. Step into 38 Harvie Ave, where decades of love and family memories fill every corner. Tucked away in the heart of Corso Italia, this is more than just a house, it's a rare opportunity to own a solidly built home with a whole lot of charm, character and potential. Why You'll Love It - room for everyone (2700 sq ft of total living space!) With 3 large bedrooms upstairs and a flexible 4th bedroom on the main floor, this home is ready to adapt to your needs. A main floor 4th bedroom is perfect whether you're hosting family, setting up a home office or creating a creative space. The bonus finished basement is perfect for game nights, movie marathons or even a separate living space with it's own bathroom & kitchenette set up, with an walk-out through the back. Laneway Dreams? A detached garage with laneway housing potential adds a whole new level of opportunity. Imagine the possibilities with a laneway that overlooks greenery. Or imagine all the parking! 2 car garage with space for a 3rd car outside parallel to the garage. Live in it as-is and enjoy the retro charm, or roll up your sleeves and start creating the home of your dreams. This isn't your cookie-cutter house; this is the kind of home that feels like it's been waiting for you. The Corso Italia location seals the deal. Think fantastic eats (bakeries galore & Tre Mari, hellooo), cafes, shopping (Stockyards a 10 minute drive away) and easy access to transit with the St. Clair streetcar at the bottom of your street. And don't forget Earls Court Park at the corner with a rink, community centre, tennis courts, off leash dog area. They don't make them like this anymore and they don't come up like this often. Don't just buy a house, invest in a story, a future and a neighbourhood you'll love calling home.

Extras: Laneway eligibility report available (apx. 1195 sf laneway build possibility). Updated electrical, ESA-electrician letter available upon request. St. Clair Ave W streetcar less than a 5 min walk, Stockyards Village Shopping Centre 2km away.

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-465-7527


69 Nairn Ave
Toronto Ontario M6E 4G8

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,163/2025**For:** Sale**Sold:** \$1,125,000**List:** \$1,149,000**Sold Date:** 04/15/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 12**Semi-Detached****Fronting On:** E**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3 + 1**2-Storey****14.42 x 89.5 Feet****Washrooms:** 3**Irreg:****1x2xMain, 1x4x2nd, 1x3xLower****Dir/Cross St:** St Clair and Dufferin**MLS#:** W12060482**PIN#:** 213170141

Kitchens:	2	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 12.47	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	15.09	x 9.84	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	12.8	x 12.14	Renovated	W/O To Yard	Stainless Steel Appl
4	Prim Bdrm	2nd	12.8	x 12.14	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	11.81	x 7.55	Hardwood Floor	Window	
6	3rd Br	2nd	13.12	x 10.17	Hardwood Floor	Window	Closet
7	Living	Bsmt	9.32	x 8.5	Tile Floor	Open Concept	Combined W/Dining
8	Kitchen	Bsmt	14.67	x 9.32	Tile Floor	Open Concept	Window
9	Br	Bsmt	11.02	x 10.66	Laminate	W/O To Yard	Window

Client Remks: Welcome to 69 Nairn Avenue, a bright, stylish, and totally move-in-ready home in the heart of Corso Italia one of Toronto's most vibrant neighbourhoods! This 3 bedroom, 3 bathroom gem blends classic charm with modern updates, featuring a fully renovated kitchen (2020) perfect for cooking up a storm, a renovated main bathroom (2020), and a main floor powder room for added convenience. No more hauling laundry up and down the stairs-this home features a convenient second-floor laundry setup. Need extra space or income? The finished basement suite comes with its own laundry and a walkout to the backyard, making it an ideal setup for guests, in-laws, or rental income. Plus, with the interior staircase to the basement still in place, this home can be easily converted back to a single-family residence to suit your needs. Living here means you're just steps from amazing cafes, Italian bakeries, trendy restaurants, and all the buzz of St. Clair West. Plus, with easy TTC access, great schools, parks, and community hubs like EarlsCourt Park & JJP Community Centre, this home checks all the boxes.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100


130 Harvie Ave
Toronto Ontario M6E 4K3
Sold: \$1,150,000
List: \$1,049,000

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,255.97/2024**For:** Sale**% Dif:** 110**Sold Date:** 04/07/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2-Storey

17.83 x 128 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: St Clair West & Lansdowne**MLS#:** W12053576**PIN#:** 213190230

Kitchens:	2	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 11.15	Hardwood Floor	Picture Window	Fireplace
2	Dining	Main	12.01	x 13.68	Hardwood Floor	Combined W/Living	Picture Window
3	Kitchen	Main	14.4	x 10.93	Hardwood Floor	Open Concept	O/Looks Backyard
4	Laundry	Main	24.93	x 16.4			
5	Prim Bdrm	2nd	11.68	x 9.74	Hardwood Floor	Double Closet	Skylight
6	2nd Br	2nd	9.42	x 9.51	Hardwood Floor	Double Closet	Picture Window
7	3rd Br	2nd	14.17	x 17.42	Hardwood Floor	Closet	O/Looks Garden
8	4th Br	Lower	0	0			
9	Kitchen	Lower	46.59	x 57.41	Combined W/Rec		
10	Living	Lower	46.59	x 57.41	Combined W/Kitchen		
11	Laundry	Lower	39.7	x 19.03			
12	Den	Lower	0	0			

Client Remks: Welcome to 130 Harvie Avenue! This 4+1 Beds Home in Corso Italia Features an Open Concept Main Floor, Very Large Windows overlooking Mature Trees, Large Eat-In Kitchen, and a bright Solarium/Mudroom. The Second Floor features 3 Large Bedrooms W Large Closets and a Gorgeous Family Bathroom. Hardwood floors and Charm throughout. Finished basement W Separate Entrance for your Family or Potential Income. Including a Newest Kitchen, Living room, Bedroom + Den, and Private Laundry. Walk Out To a Lovely Backyard, a deck, AND a Garage through laneway. Potential for laneway Suite. Great Family Community and Steps away from TTC access, Shops, Cafes, Parks and the JJP Community Centre!

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

	47 Harvie Ave Toronto Ontario M6E 4K2 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,234.51/2024 Sold Date: 04/28/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,153,000 List: \$1,048,000 % Dif: 110																																																																			
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 18 x 128 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt																																																																		
	Dir/Cross St: Harvie Ave & St Clair Ave W																																																																						
MLS#: W12090446						PIN#: 213170064																																																																	
Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown																																																																	
Topography: Flat																																																																							
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>14.37</td><td>x 10.66</td><td>Hardwood Floor</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>13.22</td><td>x 9.35</td><td>Hardwood Floor</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>9.06</td><td>x 14.93</td><td>Stainless Steel Appl</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>2nd</td><td>10.1</td><td>x 15.09</td><td>Hardwood Floor</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>9.06</td><td>x 12.47</td><td>Hardwood Floor</td></tr><tr><td>6</td><td>3rd Br</td><td>2nd</td><td>11.45</td><td>x 9.42</td><td>Hardwood Floor</td></tr><tr><td>7</td><td>Other</td><td>Bsmt</td><td>8.46</td><td>x 2.82</td><td>3 Pc Bath</td></tr></table>						#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	14.37	x 10.66	Hardwood Floor	2	Dining	Main	13.22	x 9.35	Hardwood Floor	3	Kitchen	Main	9.06	x 14.93	Stainless Steel Appl	4	Prim Bdrm	2nd	10.1	x 15.09	Hardwood Floor	5	2nd Br	2nd	9.06	x 12.47	Hardwood Floor	6	3rd Br	2nd	11.45	x 9.42	Hardwood Floor	7	Other	Bsmt	8.46	x 2.82	3 Pc Bath	<table><tr><td>Stained Glass</td><td>O/Looks Frontyard</td></tr><tr><td>Wainscoting</td><td>Formal Rm</td></tr><tr><td>Tile Floor</td><td>Eat-In Kitchen</td></tr><tr><td>Closet</td><td>O/Looks Frontyard</td></tr><tr><td>Double Closet</td><td>O/Looks Backyard</td></tr><tr><td>Closet</td><td></td></tr></table>						Stained Glass	O/Looks Frontyard	Wainscoting	Formal Rm	Tile Floor	Eat-In Kitchen	Closet	O/Looks Frontyard	Double Closet	O/Looks Backyard	Closet	
#	Room	Level	Length (ft)	Width (ft)	Description																																																																		
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Double Closet	O/Looks Backyard																																																																						
Closet																																																																							
Client Remks: Welcome to 47 Harvie Avenue an outstanding semi-detached home in the heart of Torontos vibrant Corso Italia. This warm and inviting property blends original character with modern upgrades, offering the perfect mix of charm, space, and location. Step into a sun-filled main floor with a welcoming flow, ideal for both everyday living and entertaining. The spacious living and dining areas feature large windows and timeless details, while the eat-in kitchen offers ample storage, and a walkout to the backyard, perfect for summer barbecues or morning coffees in the sun. Upstairs, you'll find three generously sized bedrooms, each with great light and flexibility for families, guests, or a home office. The recently renovated main bath feels like a retreat. The unfinished basement has so much potential and features a modern 3-piece bathroom already in place; ideal for future customization, an in-law suite, or added living space. The elevated, west-facing front porch offers plenty of privacy for taking in the sunsets. The large backyard is a rare feature for a city home, with trees for privacy and an interlocked seating area, a perfect extension of your living space. Sitting on a deep 18 x 128 ft lot, theres room to entertain, garden, or just enjoy some peace and quiet. A detached garage accessed via laneway adds two convenient parking spots (1 in the garage and 1 outside) and extra storage. Located in a family-friendly neighbourhood full of culture and community, you're steps to St. Clair Ave West, transit, cafes, restaurants, shops, and parks. This home offers space to grow and a lifestyle to love.																																																																							
Extras:																																																																							
Listing Contracted With: RE/MAX PREMIER INC.416-987-8000																																																																							


226 Boon Ave
Toronto Ontario M6E 3Z8

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,155.82/2024**For:** Sale**Sold:** \$1,175,000**List:** \$1,049,000**Sold Date:** 03/23/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: W**Rms:** 6 + 3**Link:****Acreage:** < .50**Bedrooms:** 3 + 1

2-Storey

18 x 128 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: Rogers Rd. & Dufferin St.**MLS#:** W12026455**PIN#:** 104760306

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	R(d0.6*742)
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.17	x 11.15	Hardwood Floor	Combined W/Dining
2	Dining	Main	8.86	x 11.48	Hardwood Floor	Combined W/Living
3	Kitchen	Main	14.44	x 9.51	Ceramic Floor	Stainless Steel Appl Updated
4	Prim Bdrm	2nd	12.14	x 10.5	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	9.19	x 11.81	Hardwood Floor	
6	3rd Br	2nd	13.12	x 8.53	Vinyl Floor	B/I Closet
7	Living	Lower	13.78	x 13.45	Ceramic Floor	Combined W/Kitchen Pot Lights
8	Br	Lower	13.12	x 6.23	Vinyl Floor	Above Grade Window Pot Lights

Client Remks: Welcome to this charming semi-detached 2 storey home in Corso Italia. The property sits on a deep 18' x 128 ft lot with laneway access. Enjoy a morning coffee & watch the sunrise on the east-facing front covered porch. The main floor features parquet wood flooring throughout and plenty of natural light. Combined liv & din room. Kitchen recently updated with new countertops, sage green cabinetry, new backsplash, & new SS appliances incl gas stove. Convenient mudroom & access to backyard. 3 bdrms, a laundry closet, & newly renovated 4 piece bath on 2nd floor. Wall-to-wall cabinetry in 2 bdrms. Enjoy west facing light in back bedroom; perfect for a home office. Central AC in home. 1,240 sq. ft above grade. Fully finished 744 sq. ft. bsmt apt. with above-grade windows, and tile flooring for low maintenance. Apt. includes liv. room, kitchen, laundry, & 3 piece bath. Sep. entrance from back yard. Hardscaped backyard for low maintenance. Access to double-car brick garage via backyard. (Garage rents for \$500/month) Roof replaced April 2023. Potential to build an 1,180 sq. ft. laneway home. (See laneway report). Home Inspection report available.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



118 Holland Park Ave
Toronto Ontario M6E 1L6

Toronto C03 Oakwood Village Toronto

Taxes: \$4,935/2024

For: Sale

Sold: \$1,180,000

List: \$998,000

% Dif: 118

Sold Date: 03/29/2025

SPIS: N

Last Status: SLD

DOM: 5

Semi-Detached

Fronting On: N

Rms: 6 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

25.83 x 95.25 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: Oakwood & Rogers

MLS#: C12038867

PIN#: 104560142

Kitchens: 2
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Water / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft:
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:

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
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Client Remks: A true gem in the city! This stunning oversized 3 bedroom, 3 bathroom home has been updated with modern and sophisticated finishes throughout. The second you step in, you will notice the space this home has to offer. Beautiful sun-filled living & dining room with new flooring & potlights. The original brick archway leads you into the newly renovated dream kitchen with quartz counters, stainless appliances & B/I dishwasher. Mud room featuring laundry, and walk out to your backyard oasis. Upstairs boasts 3 bright and spacious bedrooms. This home offers an ideal layout and space for any growing family. Let's not forget the basement featuring a separate entrance, kitchen, living, bathroom, bedroom + laundry/storage room. The large lot size offers plenty of outdoor space! Driveway leads to detached garage & an additional space allowing for an office, studio, workshop etc. Possible Potential To Build A Garden Suite (report available), Offering A Tremendous ROI & Substantial Long-Term Upside! This home sits on a quiet street located In An Ideal Toronto Neighbourhood For Families & Young Professionals, Giving You Accessibility To Transit, The New Lrt On Eglinton, Short Commute To Downtown Toronto, Walking Distance To Wonderful Parks, Toronto Library, Bakeries, Eateries, Great Schools & Much More!

Extras:

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



359 Northcliffe Blvd
Toronto Ontario M6E 3K9

Toronto C03 Oakwood Village Toronto

Taxes: \$4,821/2024

For: Sale

Sold: \$1,180,000

List: \$979,000

% Dif: 121

Sold Date: 01/17/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: E

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

16.15 x 120 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x2xBsmt

Irregular "L" parking

behind neighbour

Dir/Cross St: Dufferin & Rogers

MLS#: C11920198

PIN#: 104750020

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Full
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 9.38	Hardwood Floor	Open Concept	O/Looks Frontyard
2	Dining	Main	12.37	x 10.4	Hardwood Floor	Wainscoting	Combined W/Living
3	Kitchen	Main	13.52	x 9.97	Stainless Steel Appl	Stone Counter	Pass Through
4	Family	Main	12.57	x 11.91	Vaulted Ceiling	Gas Fireplace	Skylight
5	Prim Bdrm	2nd	11.19	x 10.4	Hardwood Floor	Large Window	B/I Closet
6	2nd Br	2nd	11.12	x 7.51	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.12	x 7.61	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Bsmt	13.52	x 16.99	Finished	2 Pc Bath	Pot Lights
9	Laundry	Bsmt	13.52	x 4.72	Tile Floor	B/I Shelves	Laundry Sink

Client Remks: This immaculately kept 3-bedroom home is a rare find in one of the most sought-after neighbourhoods. This property blends timeless charm with modern convenience within the Corso Italia community. The home is anchored by a spacious rear family room with vaulted ceilings, perfect for entertaining or relaxing by the cozy gas fireplace. The thoughtfully designed layout offers ample storage, including a wall-to-wall closet in the primary bedroom, a double linen closet, and two cedar closets in the basement. The exterior is just as impressive, with a private rear wood deck providing access to the backyard, garden (with fresh strawberries in the spring and summer!) and private parking. A wood-covered front porch adds a welcoming charm where you can catch the beautiful afternoon sun with a coffee or libation in hand. The home has comfortable radiant heating combined with two heat (AC) pumps, guaranteeing comfort in every season. Located on a quiet, family-friendly street, this home is surrounded by an incredible community. From lively street parties and festivals to excellent restaurants, schools and two nearby libraries, everything you need is just steps away. Neighbourhood classics include Primrose Bagel, Emma's Country Kitchen, True History Brewing, Oakwood Espresso, Wild Blue Bakery and Desotos. Public transit, major highways, malls, and schools are all within minutes, making it as practical as picturesque. With many young families in the neighbourhood, this is a safe and welcoming place to call home. Don't miss your chance to own this home in a truly special area.

Extras: 2024 [2 heat pumps], 2023 [bsmt bath & laundry floor, vanity & laundry tub], 2022 [induction stove], 2021 [primary b/ins, washer/dryer, linen closet], 2020 [dishwasher/fam room fan], 2019 [combination hot water heater and boiler, rear deck]

Listing Contracted With: CORE ASSETS REAL ESTATE 416-398-5035



977 St Clarens Ave		Sold: \$1,190,000	
Toronto Ontario M6H 3X8		List: \$1,199,999	
Toronto W03 Corso Italia-Davenport Toronto			
Taxes: \$4,427.64/2025		For: Sale	% Dif: 99
Sold Date: 04/18/2025			
SPIS: N	Last Status: SLD	DOM: 15	
Semi-Detached	Fronting On: E	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2-Storey	15.11 x 133 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Davenport / St Clair & Lansdowne			

MLS#: W12059791	PIN#: 213240592
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Other, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.98	x 10.5	Combined W/Dining	Fireplace
2	Dining	Main	13.91	x 10.5	Combined W/Living	
3	Kitchen	Main	14.73	x 10.5	Modern Kitchen	W/O To Deck Ceramic Floor
4	Prim Bdrm	2nd	13.09	x 12.8	Hardwood Floor	Bay Window
5	2nd Br	2nd	10.27	x 7.84	Hardwood Floor	Double Closet
6	3rd Br	2nd	10.5	x 9.19	Hardwood Floor	W/O To Deck
7	Rec	Bsmt	24.9	x 11.48	Laminate	Side Door
8	Office	Bsmt	6.53	x 4.76	Laminate	Pot Lights

Client Remks: This beautifully maintained 3-bedroom, 2-bath semi-detached home offers a perfect blend of comfort, versatility, and convenience. Step onto the beautiful covered front porch, an inviting space perfect for morning coffee or evening relaxation. Inside, the bright and spacious living room features high ceilings, hardwood floors, and pot lights, flowing seamlessly into the dining area and oversized kitchen. The modern kitchen boasts stainless steel appliances, ample cabinetry, and a functional layout with a walkout to a large patio perfect for entertaining. Upstairs, you'll find three well-sized bedrooms, including one with a private balcony deck. The basement has been underpinned, is high and dry, and features new flooring, a new bathroom, and plumbing rough-ins for a second kitchen with a separate front entrance, ideal for an in-law suite or potential bachelor suite. Laneway House Potential with a laneway report attached adds exciting future possibilities. Situated on a quiet one-way street, this home is steps from Earls court Park, Joseph J. Piccininni Community Centre and Pool, and surrounded by trendy cafes, shops, and dining spots along St. Clair West. With a Walk Score of 95, this vibrant neighbourhood is truly a Walkers Paradise. Move-in ready and beautifully updated throughout, dont miss out!						
Extras:						
Listing Contracted With: ROYAL LEPAGE SUPREME REALTY416-535-8000						



113 Sellers Ave		Sold: \$1,245,000
Toronto Ontario M6E 3T7		List: \$1,295,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,899.73/2024	For: Sale	% Dif: 96
Sold Date: 06/04/2025		
SPIS: N	Last Status: SLD	DOM: 15
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	14.44 x 100 Feet	Washrooms: 4
	Irreg:	1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: St. Clair/ Dufferin		

MLS#: W12160249	PIN#: 104760593
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Detached / 1	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Family Room	Waterfront:
Apx Sqft: 1100-1500		Retirement:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.58	x 4.76	
2	Living	Main	19.65	x 10.33	Combined W/Dining
3	Kitchen	Main	11.15	x 9.25	
4	Breakfast	Main	10.01	x 9.25	
5	Prim Bdrm	2nd	10.66	x 9.58	Ensuite Bath
6	2nd Br	2nd	10.66	x 7.25	
7	3rd Br	2nd	8.83	x 11.52	
8	Rec	Bsmt	18.34	x 10.01	
9	Furnace	Bsmt	5.51	x 4.17	
10	Laundry	Bsmt	6.99	x 8.01	
11	Office	Bsmt	8.07	x 8.01	
12	Other	Bsmt	3.58	x 5.58	

Client Remks: Fully renovated 3bed, 4bath family home with a long list of luxurious features. This is a bright house, with lots of natural light aided by the multiple skylights and notably high ceilings. Open concept living room and dining room with modern wide plank hardwood flooring throughout. The renovated kitchen features stainless steel appliances, stone countertops, a gas stove and has excellent lines of sight to the dining and family room for when hosting guests or watching the kids. The main floor is completed with a nicely appointed powder room. The second floor has 3 great bedrooms, the large primary bedroom also features a luxurious ensuite bathroom with marble flooring. The second bedroom has large windows and a double closet, and the 2nd and 3rd bedrooms share their own fully renovated bright bathroom with skylight. The dugout fully finished basement boasts excellent ceiling height, a large great rec/play/tv room, a bonus storage area, an office, laundry room, a separate entrance and a convenient 4th bathroom . The backyard offers a great space to entertain and is low maintenance with its solid decking and double glass doors. Your parking spot includes a huge garage with a built-in Tesla charger. You're also just steps to every convenience imaginable on St Clair and walking distance to the junior school! Offers welcome anytime!

Extras:
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY416-485-2299



70 Harvie Ave
Toronto Ontario M6E 4K3

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,255/2024

For: Sale

Sold: \$1,270,000

List: \$1,099,000

% Dif: 116

Sold Date: 04/17/2025

SPIS: N

Last Status: SLD

DOM: 3

Semi-Detached

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

15.46 x 126 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x3xMain, 1x3xBsmt

Dir/Cross St: St Clair/Caledonia

MLS#: W12081410

PIN#: 213190551

Kitchens: 2
Fam Rm: N
Basement: Apartment / Sep Entrance
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:**
Laundry lev:

Exterior: Brick / Vinyl Siding
Drive: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 0
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat:

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.12	x 9.02	
2	Dining	Main	12.8	x 9.68	
3	Kitchen	Main	14.11	x 12.63	
4	Prim Bdrm	2nd	13.12	x 12.63	
5	2nd Br	2nd	10.99	x 7.55	
6	3rd Br	2nd	14.76	x 12.8	

Client Remks: Renovated Home in the sought-after neighbourhood of Corso Italia loaded with Charm. Close to all amenities and transportation, Easrlscourt Park, Community Centre, shops on St. Clair or the Stockyards are all within a 10-minute walking distance. Own your home with an income-producing self-contained basement apartment with a separate entrance. A detached 2-car garage with Laneway Access and Potential Laneway Housing if Desired. An addition to the Garage and attic space provides plenty of storage. Open Concept Main Floor, 3 Bedrooms, New Hardwood Flooring throughout 2nd Floor, Renovated Bathrooms, with a Bathroom on the Main Level, Updated modern Kitchen with Walk-Out to Deck. Self-contained laundry Room Access for Main House and Bsmt Apt. Access from the kitchen to the basement can easily be reopened if desired. New eaves and soffits in 2025. Furnace and AC in 2017, Hot Water Tank Rental, Roof in 2018, No Survey Available, Floor Plan Attached, Must be seen!!!! Easy to Show!!!!

Extras:

Listing Contracted With: WEISS REALTY LTD.416-657-7707



155 Hope St Toronto Ontario M6E 1K4 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,370/2024 For: Sale % Dif: 100 Sold Date: 04/16/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,296,000 List: \$1,295,000
Semi-Detached Link: 2-Storey Dir/Cross St: St Clair and Dufferin	Fronting On: S Acreage: 15.4 x 120.19 Feet Irreg: 	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x2xGround, 1x4x2nd, 1x3xBsmt	

MLS#: W12059064 **PIN#:** 213180009

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N 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: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Level, 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 N Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	24.8	x 10.01	Hardwood Floor	Open Concept	2 Pc Bath
2	Dining	Ground	25.54	x 10.01	Combined W/Living	Pot Lights	Closet
3	Kitchen	Ground	13.32	x 11.52	Ceramic Floor	Renovated	Combined W/Family
4	Family	Ground	11.45	x 6.59	O/Looks Backyard	W/O To Garden	Combined W/Kitchen
5	Prim Bdrm	2nd	13.55	x 10.6	Hardwood Floor	O/Looks Backyard	W/W Closet
6	Br	2nd	11.15	x 9.55	Hardwood Floor	Double Closet	O/Looks Frontyard
7	Br	2nd	10.07	x 9.55	Hardwood Floor	West View	
8	Living	Bsmt	10.89	x 10.83	Ceramic Floor	Combined W/Br	W/W Closet
9	Kitchen	Bsmt	10.83	x 8.23	Renovated	Open Concept	Breakfast Bar
10	Laundry	Bsmt	13.42	x 10.04	Concrete Floor	Laundry Sink	Above Grade Window
11	Other	Bsmt	10.33	x 6.23	Concrete Floor	Above Grade Window	

Client Remks: Welcome to 155 Hope St. This three bedroom semi detached home is a truly move in ready property. Extensively updated and modernized by the current owners the house features a reno'd eat in kitchen combined with a super rare open concept family room space with sliding door walk out the sunny south facing garden. Open concept living and dining rooms plus a main floor powder room all round out an execeptional main floor. The upper level features a large primary bedroom at the back of the house, two more bedrooms and a reno'd bathroom. The lower level includes a bright and airy bachelor apartment plus a laundry/furnace room and wine cellar. Enjoy a home set back from the street for great privacy while still enjoying all the natural light pouring thru the oversized and updated windows. Large and spacious 2 garage plus one spot behind the garage allow for ample on site parking. Easy accees to local parks and amenities this home is ready for you to move right in! floor plans posted on MLS. Public Open Houses April 5th and 6th 2-4 both days

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



1051 St. Clarens Ave
Toronto Ontario M6H 3X8

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,707/2025

For: Sale

% Dif: 130

Sold Date: 03/18/2025

SPIS: N

Last Status: SLD

DOM: 7

Semi-Detached

Fronting On: E

Rms: 7

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

18.17 x 132 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x3x2nd, 1x4xLower

Dir/Cross St: St. Clair / Dufferin

MLS#: W12012146

PIN#: 213240561

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	24.61	x 9.84	Tile Floor	Stainless Steel Appl	Granite Counter
2	Dining	Main	14.76	x 9.02	Hardwood Floor	Combined W/Living	Window
3	Living	Main	12.8	x 9.19	Hardwood Floor	Combined W/Dining	
4	Office	Main	12.99	x 9.74	Hardwood Floor	W/O To Balcony	Window
5	Prim Bdrm	2nd	14.76	x 11.81	Hardwood Floor	Closet	Window
6	2nd Br	2nd	11.98	x 8.86	Hardwood Floor	Closet	Window
7	3rd Br	2nd	14.11	x 10.17	Hardwood Floor	Window	
8	Kitchen	Lower	7.02	x 10.01	Tile Floor	Pot Lights	Window
9	Br	Lower	13.06	x 16.99	Laminate	Closet	Pot Lights
10	Living	Lower	13.06	x 13.06	Tile Floor	Combined W/Dining	Pot Lights

Client Remks: This beautifully maintained 3 bedroom, 3 bath semi-detached house offers an exceptional blend of comfort and versatility, featuring a fully equipped in-law suite in the lower level. Step inside to a bright and inviting living room that flows seamlessly into the dining area, extra room abreast that can be used as office with walkout to yard, with hardwood floors and pot lights perfect for family gatherings and entertaining guests. Large windows fill the space with natural light. The well-appointed kitchen boasts contemporary stainless steel appliances, ample cabinetry, and a functional layout, Enjoy casual dining. Upstairs, find three comfortably sized bedrooms, with plenty of closet space, with hardwood floors and pot lights throughout. Rear bedroom is roughed in for 3rd kitchen, great option to have, with a roughed in ensuite laundry hook up. The lower level offers a fully self-contained in-law suite complete with a separate entrance, a kitchenette, a living area, and bedroom, and a bathroom. With a hook up for an additional ensuite laundry. This private space is perfect for extended family, guests, or as a rental opportunity. Enjoy a beautifully landscaped backyard, ideal for summer barbecues and outdoor relaxation. A patio area provides the perfect spot for al fresco dining or morning coffee. 2 car garage at rear with Laneway access! Prime Location: Corso Italia, Situated in a family-friendly neighbourhood, this home is close to schools, parks, shopping, and public transport, making it convenient for all your daily needs. Don't miss out on this incredible opportunity to own a versatile home that accommodates both family living or income generating investment. OPEN HOUSE WEEKEND 3/15/2025 & 3/16/2025

Extras:

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



85 Sellers Ave
Toronto Ontario M6E 3T7

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,005.62/2024

For: Sale

Sold: \$1,303,000

List: \$1,049,000

% Dif: 124

Sold Date: 04/26/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: E

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3

2-Storey

17 x 100 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xLower

Dir/Cross St: St Clair & Dufferin

MLS#: W12096386

PIN#: 104760580

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1.5	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 14.34	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	10.66	x 11.32	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	15.42	x 9.68	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Mudroom	Main	7.58	x 4.99	Tile Floor	W/O To Terrace	
5	Prim Bdrm	2nd	10.99	x 13.42	Hardwood Floor	Picture Window	Closet
6	2nd Br	2nd	11.52	x 8.99	Hardwood Floor	Picture Window	Closet
7	3rd Br	2nd	8.66	x 10.07	Hardwood Floor	Picture Window	Closet
8	Bathroom	2nd	6.43	x 6.5	Tile Floor	4 Pc Bath	Window
9	Rec	Lower	15.68	x 12.99	Vinyl Floor	Above Grade Window	Pot Lights
10	Laundry	Lower	7.35	x 8.5	Vinyl Floor	Laundry Sink	Custom Counter
11	Bathroom	Lower	9.42	x 8.5	Tile Floor	3 Pc Bath	Above Grade Window

Client Remks: At the corner of dreamy and semi-detached, the signpost reads location and renovation! There you will find a spacious, move-in ready, 3-bedroom family home. The main floor opens up with an airy light filled effortless flow. A modern chefs kitchen with a moveable island spacious living and dining rooms enough entertaining space to include even the people you don't like. Slide out to a backyard made for summer hangs, morning coffees, and everything in between. Upstairs, three bedrooms await generously sized, sunlight-filled, with closets with a modern family bathroom. The lower level? That's where the magic happens. Proper rec space, a showstopper bathroom and a dedicated laundry area that actually makes laundry feel doable. There's even a garage for your car, and your bikes, and that one box you still haven't unpacked since 2020. Store the winter tires in the garage loft. Hard to believe things could be this good. A semi-detached home on a tree-lined street with guest parking on both sides (yes, really), and garbage pickup in the laneway (no bins out front, ever). It sounds like fiction... but this is very real. Great access to parks, transit, outstanding local schools and community centre, more restaurants and cafes in walking distance then any person could truly imagine.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300


1098 Saint Clarens Ave
Toronto Ontario M6H 3X7

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$4,685.10/2025**For:** Sale**Sold:** \$1,348,000**List:** \$1,449,900**Sold Date:** 05/09/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 37**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

16.92 x 131 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3xBsmt, 1x4x2nd

Dir/Cross St: Lansdowne & St. Clair Ave W**MLS#:** W12056611**PIN#:** 213240501

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Apartment / Part Fin	Gar/Gar Spcs:	Detached / 1.5	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1.5	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Apx Sqft:	< 700	Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.96	x 23.49	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	14.96	x 23.49	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	12.17	x 12.53	Porcelain Floor	Quartz Counter	Pot Lights
4	Bathroom	Main	5.15	x 4.95	2 Pc Bath		
5	Laundry	Main	8.66	x 11.12	Porcelain Floor	W/O To Yard	Quartz Counter
6	Prim Bdrm	2nd	14.96	x 11.19	Hardwood Floor	B/I Closet	Large Window
7	2nd Br	2nd	9.32	x 11.38	Hardwood Floor	Window	B/I Closet
8	3rd Br	2nd	8.07	x 7.22	Hardwood Floor	Window	Pot Lights
9	Bathroom	2nd	12.17	x 6.69	4 Pc Bath		
10	Dining	Bsmt	14.21	x 29.04	Combined W/Kitchen		
11	Kitchen	Bsmt	14.21	x 29.04	Open Concept	Quartz Counter	Undermount Sink
12	Br	Bsmt	11.58	x 6.96	Window	W/O To Yard	
13	Bathroom	Bsmt	5.48	x 5.58	3 Pc Bath		
14	Laundry	Bsmt	6.59	x 6.14	Walk-Out	Quartz Counter	
15	Other	Bsmt	0	0			

Client Remks: Welcome to 1098 Saint Clarens Ave. While retaining its beloved exterior charm and neighbourhood connection, the interior of this beautiful home has been completely renovated and reimagined for today's discerning buyer. Prepare to be wowed by the sleek, modern style that awaits within. From the moment you step through the door, you'll appreciate the high ceilings, modern feel, open concept design, gourmet kitchen with quartz countertops, backsplash and stainless-steel appliances, sleek powder room, main floor laundry and walkout to a beautiful backyard with access to a newly built 1.5 garage. Stunning glass and wood staircases lead you to the second floor and basement. The second floor features a stunning bathroom with double sink and ample space, a master bedroom with custom closets and mirror, and a finished attic space perfect for extra storage. The basement has a ceiling height just shy of 8 feet for more height and features heated floors, smooth ceilings, pot lights, separate laundry, a separate entrance, a large kitchen with quartz countertops with ample prep space, an updated 3-piece bathroom and large bedroom perfect for multigenerational families or those looking for potential rental income. This isn't just a renovation; it's a rebirth. Enjoy the character of an established neighbourhood without compromising on modern amenities and worry-free living. This meticulously redone home is a must-see! End unit for lots of extra added light. Steps to St. Clair, shops, restaurants, TTC and more.

Extras:**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY905-832-6656



144 Nairn Ave Toronto Ontario M6E 4H1 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,959/2024 For: Sale % Dif: 98 Sold Date: 05/19/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,350,000 List: \$1,375,000
Semi-Detached Link: 2-Storey Dir/Cross St: Dufferin St. & St. Clair Ave. W.	Fronting On: W Acreage: 17.75 x 128 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	

MLS#: W12148134	PIN#: 213180021
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Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.24	x 12.01	Renovated	Stainless Steel Appl	Centre Island
2	Living	Main	10.66	x 11.22	Hardwood Floor	Combined W/Living	Window
3	Dining	Main	12.14	x 17.03	Hardwood Floor	Open Concept	Pot Lights
4	Prim Bdrm	2nd	13.78	x 11.84	Hardwood Floor	B/I Closet	Bay Window
5	2nd Br	2nd	9.28	x 11.71	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	9.12	x 14.83	Hardwood Floor	B/I Closet	Window
7	Rec	Lower	13.06	x 10.14	Open Concept	Laminate	3 Pc Bath
8	Br	Lower	7.64	x 9.84	Laminate	Window	

Client Remks: Welcome to this beautifully updated semi-detached gem in the heart of ultra trendy Corso Italia-Davenport, one of Torontos most dynamic and sought-after neighbourhoods. This all-brick beauty is the perfect blend of charm and modern sophistication. Bright and spacious throughout!The main floor offers a seamless open-concept living and dining area, perfect for both relaxing and entertaining. Hardwood flooring and pot lights throughout. A gorgeous chef-inspired kitchen, complete with a massive centre island, ideal for cooking, hosting, or gathering with friends and family. Don't forget about that main floor powder room!Upstairs, you'll find generously sized bedrooms filled with natural light and a recently renovated bathroom! Downstairs, the separate 1-bedroom basement apartment with a private entrance presents an amazing income opportunity or in-law suite potential.Enjoy summer days in the beautiful backyard, and never stress about parking with a rare 2-car laneway garage. All of this just steps from St. Clair Wests beloved shops, restaurants, cafes, new playground at Nairn Park, Joseph J Piccininni Community Centre with an outdoor pool in the summer and skating in the winter. Amazing transit options.This is stylish city living with built-in flexibility and future value don't miss your chance to own in one of Torontos most vibrant communities.

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



110 Nairn Ave		Sold: \$1,366,000
Toronto Ontario M6E 4H1		List: \$1,249,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$5,358/2024	For: Sale	% Dif: 109
Sold Date: 03/26/2025		
SPIS: N	Last Status: SLD	DOM: 10
Semi-Detached	Fronting On: W	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	17.54 x 128 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x3x2nd, 1x3x2nd, 1x4xBsmt
Dir/Cross St: St Clair Ave W/Dufferin St		

MLS#: W12022485	PIN#: 213180037
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Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: Residential	
Fam Rm: Y	Drive: Lane	Cable TV: A	Hydro: Y
Basement: Fin W/O	Gar/Gar Spcs: Detached / 1.5	Gas: Y	Phone: A
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal	
Heat: Forced Air / Gas	Tot Prk Spcs: 1.5	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: Y	Pool: None	Waterfront:	
Apx Age:	Prop Feat:	Retirement:	
Apx Sqft: 1500-2000	Central Vacuum, Family Room, Library,	Farm/Agr:	
Assessment: 2024 POTL:	Park, Place Of Worship, Public Transit, Rec	Oth Struct: Fence - Full	
POTL Mo Fee:	Centre, School	Spec Desig: Other	
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	9.19	x 8.07	Closed Fireplace	Hardwood Floor	Window
2	Living	Main	12.57	x 12.99	Combined W/Dining	Hardwood Floor	Built-In Speakers
3	Dining	Main	14.01	x 12.01	Combined W/Kitchen	Hardwood Floor	Built-In Speakers
4	Kitchen	Main	16.01	x 12.01	Quartz Counter	Porcelain Floor	Stainless Steel Appl
5	Powder Rm	Main	4.99	x 2.99	Porcelain Floor		
6	Prim Bdrm	2nd	14.24	x 12.01	3 Pc Ensuite	Double Closet	Window
7	2nd Br	2nd	12.57	x 9.58	Double Closet	Hardwood Floor	Window
8	3rd Br	2nd	9.15	x 16.01	Double Closet	Hardwood Floor	O/Looks Frontyard
9	Laundry	Bsmt	7.58	x 8.33	Laundry Sink	Ceramic Floor	
10	Family	Bsmt	29.99	x 12.01	Above Grade Window	Ceramic Floor	Walk-Out

Client Remks: Located in desirable Corso-Italia neighborhood, steps to St Clair Ave. Enjoy the conveniences of shopping, cafe bars, restaurants, parks, recreation centre and TTC. This fully equipped 3 bedroom, 4 washroom home is move in condition & contains 1.5 car garage with lane way access and garage built-in shelving with upper crawl space. The home features open-concept on main floor with pot lights throughout, a dedicated office/study with faux fireplace, and 2 piece powder room. The entrance & kitchen showcase beautiful porcelain floors while hardwood floors run throughout the main and second floors. It's fully wired with ethernet outlets for internet and includes in-ceiling speakers on main floor. Kitchen has quartz backsplash with quartz counter tops and peninsula, porcelain floors and stainless steel appliances Convenient backyard walkout through French doors onto the deck which houses a BBQ gas line, backyard premium interlock, stationary pergola & access to garage. Back inside, access the 2nd floor through the wide oak staircase decorated with wrought-iron railings. The primary bedroom features hardwood floors, double closet, and a luxurious 3-piece ensuite bathroom with an elegant porcelain floor, glass door shower, rain showerhead, quartz countertop with mirror, hidden laundry bin and skytube for natural light thus providing both functionality and a touch of luxury. Continuing on the second floor you will find two additional bedrooms with closets, a linen closet, skytube for natural light and five-panel shaker doors throughout. Basement is complete with ceramic flooring, offering lots of storage space, a large storage unit, large freezer, pot lights throughout, a cold room, a laundry room with a stainless steel sink, central vacuum & family room with walkout to the backyard. Say good bye to power outages and enjoy peace of mind with a 12kWh backup generator, an alarm system, a sump pump with automatic backup, and a backup water valve. Open house 3/22 & 3/23 2-5 pm

Extras:
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232



1652-1654 Dufferin St		Sold: \$1,370,000
Toronto Ontario M6H 3L8		List: \$1,399,900
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$5,750.92/2024	For: Sale	% Dif: 98
Sold Date: 04/30/2025		
SPIS: N	Last Status: SLD	DOM: 29
Duplex	Fronting On: W	Rms: 10 + 5
Link:	Acreage:	Bedrooms: 6
2-Storey	25 x 120 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin/St Clair		

MLS#: W12053606 **PIN#:** 213160300

Kitchens: 3	Exterior: Brick	Zoning:	
Fam Rm: N	Drive: Mutual	Cable TV:	Hydro:
Basement: Apartment / Sep Entrance	Gar/Gar Spcs: Detached / 2	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 2	Water:	Municipal
Heat: Water / Gas	Tot Prk Spcs: 4	Water Supply:	
A/C: Wall Unit	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat:	Retirement:	
Apx Sqft: 2000-2500		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Spec Desig: Unknown	
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.48	x 10.5	Parquet Floor	Large Window	Open Concept
2	Dining	Main	11.98	x 7.97	Ceramic Floor	Combined W/Kitchen	Window
3	Kitchen	Main	8.99	x 7.97	Ceramic Floor	Combined W/Dining	Modern Kitchen
4	Prim Bdrm	Main	11.48	x 0	Parquet Floor	Window	
5	2nd Br	Main	10.99	x 9.84	Parquet Floor	Window	
6	Living	2nd	13.48	x 10.5	Parquet Floor	W/O To Balcony	Window
7	Dining	2nd	11.98	x 7.97	Ceramic Floor	Combined W/Kitchen	Window
8	Kitchen	2nd	8.99	x 7.97	Ceramic Floor	Combined W/Dining	Window
9	Prim Bdrm	2nd	11.48	x 8.99	Parquet Floor	Window	
10	2nd Br	2nd	10.99	x 9.84	Parquet Floor	Window	
11	Kitchen	Bsmt	12.01	x 7.84	Above Grade Window	Closet	
12	Br	Bsmt	13.32	x 11.42	Above Grade Window	Closet	


Client Remks: Detached Duplex + Basement Apartment featuring 3 Self-Contained 2-Bedroom Units with Separate Hydro & Gas meters - Heat & Hydro Paid by Tenants! Prime Corso Italia, just steps from the vibrant Dufferin & St. Clair Intersection. Ideal for end-users, multi-generational families, co-ownership enthusiasts, and savvy investors alike. Deceptively spacious Identical Upper Units: 2-Bedroom, Living, Dining and Kitchen with front & rear entrances. Basement: 2-Bedroom, Open Concept Living, Dining and modern Kitchen. Preferred West side of Dufferin St. with afternoon sunlight. Lots of closets & built-ins, solid concrete Double Car Garage at rear, providing tons of storage and potential for a future Garden Suite. Walk or bike to Earls Court Park and J.J. Piccininni Community Centre with indoor pool and outdoor ice rink. Walking distance to St. Clair shops and restaurants - Tre Mari Bakery, Marcello's, Pizza e Pazzi, LCBO, No Frills. TTC at door, quick streetcar to St. Clair W station or short bus ride to Dufferin station.

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

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/24/2025 1:31:31 PM



135 Boon Ave

Toronto Ontario M6E 3Z6

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$5,851.06/2024

Sold Date: 02/24/2025

SPIS: N

For: Sale

% Dif: 112

Sold: \$1,400,000

List: \$1,249,000

Semi-Detached

Link:

2 1/2 Storey

Dir/Cross St: Dufferin and St. Clair

Fronting On: E

Acreage:

17.75 x 133.92 Feet

Irreg:

Rms: 6 + 3

Bedrooms: 4 + 1

Washrooms: 3

1x2xMain, 1x4x2nd, 1x4xBsmt

MLS#: W11964927

PIN#: 213180273

Kitchens: 1

Fam Rm: N

Basement: Fin W/O

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age: 100+

Apx Sqft:

Assessment: POTL:

POTL Mo Fee:

Laundry lev: Lower

Exterior: Brick

Drive: Lane

Gar/Gar Spcs: None / 0

Drive Park Spcs: 1

Tot Prk Spcs: 1

UFFI: No

Pool: None

Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Hydro: Municipal

Phone: Sewers

N

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.61	x 15.09	Open Concept	Pot Lights	Closet
2	Dining	Main	24.61	x 15.09	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	14.93	x 10.99	Eat-In Kitchen	Family Size Kitchen	Bay Window
4	Br	2nd	15.09	x 11.81	Hardwood Floor	Pot Lights	
5	Br	2nd	13.12	x 9.84	Hardwood Floor		
6	Br	2nd	13.12	x 8.2	Broadloom		
7	Br	3rd	13.12	x 8.2	Broadloom	W/O To Deck	
8	Br	Bsmt	17.39	x 14.11	Pot Lights	Broadloom	
9	Laundry	Bsmt	11.81	x 984.25			

Client Remks: Rare 2.5-Storey Semi in Corso Italia! This beautifully updated home offers a perfect blend of charm and modern convenience. Featuring 4 bedrooms, 3 bathrooms, and an inviting open-concept living and dining area. The living room boasts a gas fireplace and hardwood floors, while the renovated kitchen is equipped with stainless steel appliances, granite countertops, and an island overlooking the breakfast room/office. A bright solarium/mudroom with a powder room provides direct access to a private fenced yard. The second floor features three well-sized bedrooms and a 4-piece bath, while the third-floor addition with a skylight offers a versatile space ideal as a primary bedroom or family room with a walkout to deck with breathtaking views of the city. Finished basement includes a full bathroom, making it a great potential nanny or in-law suite. Steps from transit, shops, cafes,Earls court Park, and the community centre. Upgrades:Dishwasher (2024), Stove (2024), Re-shingled roof (2021), Re-built front porch and column (2020),washer/dryer (2020)

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-530-1100

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1027 St Clarens Ave
Toronto Ontario M6H 3X8

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$5,994.12/2024**For:** Sale**Sold:** \$1,400,022**List:** \$1,299,000**% Dif:** 108**Sold Date:** 01/30/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Semi-Detached

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

3-Storey

17.5 x 131.28 Feet

Washrooms: 4**Irreg:**1x4x2nd, 1x2xMain, 1x3x3rd,
1x2xBsmt**Dir/Cross St:** St Clair & Lansdowne**MLS#:** W11941377**PIN#:** 213240399

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro: Y
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.49	x 9.68	Hardwood Floor
2	Dining	Main	12.17	x 9.68	Hardwood Floor
3	Kitchen	Main	15.49	x 6.5	Centre Island
4	Breakfast	Main	15.49	x 6.5	Family Size Kitchen
5	Prim Bdrm	2nd	14.34	x 13.16	Wood Floor
6	2nd Br	2nd	13.16	x 12.66	Wood Floor
7	3rd Br	3rd	10.99	x 10.76	Wood Floor
8	4th Br	3rd	9.58	x 9.25	Wood Floor
9	Rec	Bsmt	16.01	x 12.83	B/I Shelves
10	Den	Bsmt	12.83	x 10.17	Bay Window

Client Remks: **4 Bedroom 3 Storey Gem* *Corso Italia* *Victorian Brick New Build Mid 90's* *Approximately 1723 Sq Ft Plus Finished lower Level* *Total 2380 Sq Ft on 4 Levels* *4 Baths* *Hardwood* *Modern Family Sized Kitchen* *2 Renovated Baths* *Newer Windows 2006/Patio Door* *3/4 Inch Water Line* *Backyard Oasis* *Detached Brick Oversized 1.5 Garage* *Laneway House Potential* *City Skyline Views* *Walkers Paradise-Walk Score 95* *Steps to St Clair Village Shops and Bistros* *Earls Court Park-Joseph J. Piccininni Community Centre Pool**

Extras: **Stainless Steel: Newer Fridge, Stove, Dishwasher. Newer Washer Dryer* *Gas Furnace, Central Air* *New Hot Water Tank Owned (2018)* *R/I Central Vac* *Garden Shed* *Electric Garage Door Opener**

Listing Contracted With: MARSHALL REAL ESTATE LTD. 416-520-0079



101 Ashburnham Rd		Sold: \$1,403,000
Toronto Ontario M6H 2K6		List: \$1,149,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$5,124.98/2024	For: Sale	% Dif: 122
Sold Date: 03/18/2025		
SPIS: N	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: S	Rms: 10
Link:	Acreage:	Bedrooms: 4 + 1
3-Storey	15.96 x 140 Feet	Washrooms: 5
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Dufferin / St. Clair		


MLS#: W12010819	PIN#: 213150142
------------------------	------------------------

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 19.49	Hardwood Floor	B/I Bookcase	Fireplace
2	Dining	Main	13.58	x 8.23	Hardwood Floor	Large Window	Combined W/Kitchen
3	Kitchen	Main	11.25	x 13.74	Quartz Counter	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	11.52	x 20.24	Large Window	4 Pc Ensuite	Hardwood Floor
5	2nd Br	2nd	7.41	x 12.01	Hardwood Floor	Large Window	B/I Closet
6	3rd Br	2nd	13.25	x 9.68	Hardwood Floor	B/I Bookcase	Closet
7	4th Br	3rd	10.66	x 17.26	Hardwood Floor	3 Pc Ensuite	Large Window
8	5th Br	Bsmt	11.25	x 13.75	Closet	Laminate	Pot Lights
9	Kitchen	Bsmt	13.58	x 19.49	Breakfast Bar	Stainless Steel Appl	Quartz Counter
10	Bathroom	Bsmt	7.55	x 7.55	3 Pc Ensuite	Ceramic Floor	Pot Lights

Client Remks: Prepare To Be Impressed! This Stunning Smart Home Has Been Completely Renovated From Top To Bottom, Boasting Luxurious European Finishes Throughout. 3 Levels Of Thoughtfully Designed Living Space, And Separate Basement Apartment. Step Into A Bright And Open Layout. Sleek Glass Staircase And Open-Concept Living Areas Create A Modern And Inviting Atmosphere. Clean And Timeless Design Features European Oak-Inspired Engineered Hardwood. Generous Pot Lights Throughout Cast A Warm Glow On Every Corner Of Your New Home! Main Floor Centres Around A Striking Custom Marble Fireplace. Entertainers Kitchen Is Nothing Short Of A Showstopper, With A Bold Black And White Quartz Backsplash, Matching Countertops, And A Waterfall Island With Seating For Casual Dining Or Entertaining. High-End Stainless Steel Appliances, Including Gas Stove, Smart Fridge, Wine Cooler, And Under Cabinet Microwave Make This Kitchen As Functional As It Is Stylish! Easy Meal Prep With Double Sinks. Custom Cabinetry Offers Ample Storage, Perfect For All Your Culinary Needs! Outside, Enjoy A Peaceful Escape With A Serene Backyard, Surrounded By Mature Trees That Provide Natural Privacy. Upstairs, You'll Find A Spacious Master Bedroom With A Private Ensuite, Offering A Tranquil Retreat And Two Additional Bedrooms. Third Floor Flex Space Can Be Fourth Bedroom, Home Office, or Rec Room. The Fully Finished Basement Adds An Additional Opportunity Featuring A Separate One Bedroom One Bathroom Apartment With Private Entrance. This Fully Contained Unit Features A Modern Kitchen With Stainless Steel Appliances, And Private Ensuite Laundry. ****EXTRAS**** The Best of Corso Italia Neighbourhood On Quiet Family Friendly Street! Walk to Restaurants, Charming Boutique Shops and Earls Court Park. Excellent Transit Options Make Commuting a Breeze.

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

	<div><div>59 Ashburnham Rd</div><div>Toronto Ontario M6H 2K4</div><div>Toronto W03 Corso Italia-Davenport Toronto</div><div>Taxes: \$4,606.46/2025For: Sale% Dif: 128</div><div>Sold Date: 04/01/2025</div><div>SPIS: NLast Status: SLDDOM: 8</div></div>						
	Semi-Detached		Fronting On: S		Rms: 6 + 1		
	Link: 2-Storey		Acreage: 16.58 x 110 Feet		Bedrooms: 3		
Dir/Cross St: Dufferin/Davenport		Irreg:		Washrooms: 3			
				1x4x2nd, 1x2xMain, 1x3xBsmt			
MLS#: W12037932PIN#: 213150310							
Kitchens: 1		Exterior: Brick		Zoning:			
Fam Rm: N		Drive: Lane		Cable TV:		Hydro:	
Basement: Finished / Sep Entrance		Gar/Gar Spcs: Detached / 2		Gas:		Phone:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:		Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 2		Water Supply:			
A/C: Central Air		UFFI:		Sewer:		Sewers	
Central Vac: N		Pool: None		Waterfront:			
Apx Age:		Prop Feat:		Retirement:			
Apx Sqft:		Fenced Yard, Library, Park, Place Of		Farm/Agr:			
Assessment: POTL:		Worship, Public Transit, Rec Centre		Oth Struct:			
POTL Mo Fee:				Spec Desig:		Unknown	
Laundry lev: Lower							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 7.25	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	16.4	x 10.07	Hardwood Floor	Combined W/Kitchen	Pot Lights
3	Kitchen	Main	16.99	x 13.16	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	2nd	16.5	x 10.76	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	11.68	x 9.58	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	11.15	x 9.68	Hardwood Floor	Double Closet	Window
7	Rec	Lower	23.26	x 12.01	Vinyl Floor	Pot Lights	Open Concept
8	Laundry	Lower	9.42	x 8.83	Vinyl Floor	Window	
<div>Client Remks: Welcome to this stunning 3-bedroom, 3-bathroom home, where modern style meets thoughtful care. Lovingly maintained by a detail-oriented family, this home is in excellent condition and ready for its next chapter. Step inside to a bright, open-concept layout, illuminated by pot lights throughout. The stylish kitchen boasts quartz countertops, Samsung stainless steel appliances, and a breakfast bar, perfect for casual meals or entertaining. A main-floor powder room adds convenience, while large windows in every bedroom flood the home with natural light. Spacious closets ensure ample storage. Outside, enjoy a beautifully landscaped backyard, ideal for relaxing or hosting. A 2-car garage EV charger ready provides rare city convenience. Located steps from TTC, shops, and restaurants along St. Clair West, this home offers the best of urban living in a vibrant neighborhood.</div> <div>Extras:</div> <div>Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888</div>							


4 Archgate Lane
Toronto Ontario M6E 5B1

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$5,572/2025**For:** Sale**Sold:** \$1,430,000**List:** \$1,190,000**Sold Date:** 05/05/2025**% Dif:** 120**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

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

3-Storey

17.79 x 71.71 Feet

Washrooms: 4**Irreg:**1x3x3rd, 1x4x2nd, 1x2xMain,
1x3xBsmt**Dir/Cross St:** Dufferin St & St Clair Ave W**MLS#:** W12115017**PIN#:** 213190591

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.49	x 3.81	Separate Rm	Open Concept	Closet
2	Family	Main	13.06	x 11.75	Hardwood Floor	Gas Fireplace	Large Window
3	Dining	Main	11.75	x 8.5	Open Concept	Crown Moulding	Hardwood Floor
4	Kitchen	Main	14.83	x 8.56	Modern Kitchen	Quartz Counter	Breakfast Bar
5	Breakfast	Main	14.83	x 7.25	Crown Moulding	Open Concept	W/O To Deck
6	2nd Br	2nd	16.17	x 15.88	Hardwood Floor	Large Window	W/I Closet
7	3rd Br	2nd	16.17	x 10.56	Hardwood Floor	Closet	5 Pc Bath
8	Prim Bdrm	3rd	16.17	x 11.38	Skylight	Hardwood Floor	3 Pc Ensuite
9	Office	3rd	16.17	x 14.47	Open Concept	Hardwood Floor	W/O To Terrace
10	Rec	Bsmt	19.49	x 12.3	Vinyl Floor	3 Pc Bath	W/O To Garden

Client Remks: Experience Luxurious, Peaceful Living Just Moments From The Vibrant Heart Of The City - Where Tranquility Meets Unbeatable Urban Convenience. Welcome To 4 Archgate Lane, A Beautifully Appointed 3-Storey Semi In A Private Gated Enclave In The Heart Of Corso Italia, One Of Toronto's Most Charming And Lively Communities. As You Enter Through The Front Door, You're Greeted By A Beautifully Finished And Bright Main Floor Featuring Tall Ceilings, Double Crown Moulding, Smooth Ceilings And A Warm And Inviting Family Room With A Gas Fireplace That Flows Seamlessly Into A Distinct Dining Area - Perfectly Designed For Both Everyday Living And Elegant Entertaining. A Stunning White Gourmet Kitchen Features Quartz Countertops, Built-In Pantry, Tall Cabinetry, Gas Stove, Beautiful Breakfast Island And A Walkout To A Private Deck. Upstairs, Two Spacious Bedrooms Share A Stylish 5-Piece Bath. The Third-Floor Primary Retreat Offers His-And-Hers Closets, An Office Nook, Skylight, And A Spa-Like 3-Piece Ensuite With Frameless Glass Shower, Striking Tile, And Elegant Flooring Plus Unobstructed CN Tower And Skyline Views From Both The Bedroom And The Rooftop Patio Surrounded By Sleek Custom Glass Railing. The Finished Basement Includes A Rec Room, Beautiful 3Pc Bath, Laundry, And Walkout To Another Serene Ground Level Patio. With Engineered Hardwood, Smooth Ceilings And Custom Window Coverings Throughout, And Vinyl Flooring In The Basement, Every Space Has Been Thoughtfully Designed For Style And Comfort. With A Walk Score Of 93 (Walkers Paradise), Transit Score Of 81 (Excellent Transit), And Bike Score Of 76 (Very Bikeable), You Truly Can Have It All. Steps To The Street Car, Earlscourt Park & Dog Park, Outdoor Basketball Courts, Community Centre, Ice Rink, Beloved Shops, Cafes, And Restaurants, This Elegant Home Blends Sophistication, Comfort, And Functionality. Look No Further.

Extras:**Listing Contracted With:** RE/MAX REALTRON REALTY INC.905-508-9500


201 Glenholme Ave
Toronto Ontario M6E 3C5

Toronto C03 Oakwood Village Toronto

Taxes: \$5,514.88/2024**For:** Sale**Sold:** \$1,451,000**List:** \$1,349,000**Sold Date:** 01/17/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

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

2-Storey

25.12 x 87.43 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: Glenholme Avenue & St. Clair Avenue West**MLS#:** C11925643**PIN#:** 104740064

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:		Library, Park, Public Transit, Rec Centre,		Farm/Agr:	
Assessment:	POTL:	School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.08	x 5.94	Leaded Glass	Tile Floor	Glass Doors
2	Kitchen	Main	14.17	x 14.04	W/O To Sundeck	Quartz Counter	Breakfast Bar
3	Living	Main	13.52	x 12.57	Bamboo Floor	Crown Moulding	O/Looks Frontyard
4	Dining	Main	13.52	x 10.73	O/Looks Backyard	Bamboo Floor	Plate Rail
5	Prim Bdrm	2nd	18.86	x 10.66	W/I Closet	West View	Bamboo Floor
6	2nd Br	2nd	14.99	x 8.79	Bamboo Floor	Large Window	Double Closet
7	3rd Br	2nd	13.58	x 11.15	East View	Closet	Large Window
8	4th Br	2nd	10.63	x 7.51	O/Looks Backyard	Bamboo Floor	East View
9	Rec	Bsmt	33.01	x 18.9	4 Pc Ensuite	Pot Lights	Laminate

Client Remks: Seated in the heart of Oakwood Village, one of Toronto's friendliest neighbourhoods and a short walk to a wide array of shops, cafes, restaurants and conveniences of vibrant St. Clair Avenue West, this spacious, bright and inviting four bedroom family home is the perfect place to create lasting memories. The home has been tastefully renovated over the years with many decorative improvements, including a full makeover in the sunny, eat-in chefs kitchen, which features pot lights and double pendant fixtures, updated & spacious cabinets, quartz countertops, breakfast island, full five burner gas cooktop with stainless steel rangehood, upgraded double door refrigerator, backsplash and tiles, and bamboo flooring. With a slight offset from the kitchen, the dining room lends itself perfectly to open concept casual gatherings or a more formal setting. The cozy living room is warm & serene, with large windows overlooking the deep & wide, west facing porch, ideal for a quiet evening sunset. Home comfort is at your fingertips with a Nest thermostat & smart light switches on the main & lower levels. Enjoy abundant space in the primary bedroom, which boasts a deep, walk-in closet with built-in shelving. Two other bedrooms are generously sized, with space enough for large beds & dressers, while the fourth is perfectly suited as a child or guest room. The upstairs bath features wide tile flooring and a glass enclosed tub/shower combination. The completely finished basement is perfect for work or play, with a full, renovated bathroom, high quality laminate floors, and handy office nook. The owners have paid careful attention to solid home improvements such as foundation waterproofing, updated furnace & AC unit, R60 attic insulation, improved drainage & water supply pipes, & back-flow preventor. The backyard, enclosed with warm wood fencing, is compact and ideal for BBQ parties, with a cedar deck, a paved stone area & artificial turf. Come make 201 Glenholme Avenue your perfect fit.

Extras: Street Permit Parking Available.**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112

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

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$5,572.10/2024**For:** Sale**Sold:** \$1,452,000**List:** \$1,199,000**Sold Date:** 02/24/2025**% Dif:** 121**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: N**Rms:** 11 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

17.79 x 71.97 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x4x3rd

Dir/Cross St: Dufferin/StClair**MLS#:** W11976070**PIN#:** 213190588

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.37	x 15.29	Hardwood Floor	Centre Island	Quartz Counter
2	Living	Main	15.35	x 9.91	Hardwood Floor	W/O To Deck	B/I Shelves
3	Dining	Main	15.35	x 11.19	Hardwood Floor	Open Concept	
4	2nd Br	2nd	13.55	x 10.07	Hardwood Floor	Double Closet	Large Window
5	3rd Br	2nd	15.94	x 10.43	Hardwood Floor	Double Closet	Large Window
6	Laundry	2nd	8.53	x 7.45	Tile Floor	Laundry Sink	B/I Closet
7	Office	3rd	9.02	x 6.1	Large Window	Pocket Doors	
8	Prim Bdrm	3rd	16.01	x 13.58	4 Pc Ensuite	Hardwood Floor	B/I Closet
9	Rec	Bsmt	15.29	x 15.78	W/O To Garden		

Client Remks: Located in the private enclave of Archgate Lane is this beautifully renovated three-story Georgian semi-detached townhome, nestled in Corso Italia, a neighborhood celebrated for its rich history and vibrant community. This exquisite home offers over 2,000 square feet of elegantly appointed living space, designed with both comfort and style in mind. Enter through the attached one-car garage into a practical mudroom, or by foot through a magnificent courtyard brimming with hydrangeas and mature trees, setting the stage for the elegance within. The main floor boasts an open concept design featuring a kitchen, dining, and living area that flows seamlessly out to a private deck ideal for entertaining and personal relaxation. High ceilings throughout the home amplify the sense of space and luxury. The main floor also includes a convenient powder room, adding to the thoughtful layout of the home. The second floor is designed with family in mind, hosting two large bedrooms that bask in natural light and feature extensive closets with custom built-ins. A dedicated laundry room on this floor ensures practicality is at the forefront, alongside a shared 5-piece bathroom for the utmost in convenience. The private sanctuary of the third floor houses the primary suite, complete with a private office, its own deck for serene outdoor moments, and a well-appointed bedroom featuring a 4-piece ensuite and custom-built closets, offering a perfect retreat from the daily hustle and bustle. The basement transforms into a great recreation room for family activities and opens to a charming outdoor garden area, providing a third space for outdoor enjoyment. Located with great access to TTC, restaurants, shops, and the expansive Earls Court Park home to a public pool, skating rink, splash pad, and abundant green space this home is ideally positioned for both leisure and convenience.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-486-5588



45 Mcfarland Ave
Toronto Ontario M6H 3M9

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$5,343.22/2025

For: Sale

% Dif: 123

Sold Date: 03/01/2025

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: E

Rms: 7 + 4

Link:

Acreage:

Bedrooms: 4 + 1

2-Storey

20.42 x 113 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Davenport / Dufferin

MLS#: W11994287

PIN#: 213150350

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Pvt Double	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.58	x 12.5	Hardwood Floor	Open Concept	2 Pc Bath
2	Dining	Main	14.14	x 11.35	Hardwood Floor	Bay Window	Combined W/Living
3	Kitchen	Main	14.47	x 10.86	Granite Counter	Centre Island	W/O To Patio
4	Prim Bdrm	2nd	14.01	x 10.99	Hardwood Floor	Bay Window	Large Closet
5	2nd Br	2nd	12.76	x 11.98	Hardwood Floor	Large Window	Large Closet
6	3rd Br	2nd	10.76	x 9.06	Hardwood Floor	Large Window	Combined W/Den
7	Den	2nd	9.48	x 8.66	Hardwood Floor	Large Window	O/Looks Backyard
8	Kitchen	Bsmt	8.6	x 9.38	Vinyl Floor	Ceramic Back Splash	Open Concept
9	Living	Bsmt	13.98	x 10.53	Vinyl Floor	Large Window	Walk-Up
10	Mudroom	Bsmt	6.6	x 8	Ceramic Floor	Window	Walk-Up
11	Laundry	Bsmt	5.17	x 6	Ceramic Floor	Walk-Up	

Client Remks: Stunning family home in high demand Toronto neighbourhood ! This home has it all ! Gorgeous Open Concept Main Floor with updated Chef's Kitchen, Spacious Living Room, Huge Dining Room, Office/Den off third bedroom. Upstairs boasts 3 generous bedrooms and a bonus separate space ! Beautifully Renovated Full Bath with Soak Tub ! Fantastic Move - in Ready Basement Suite with Separate Entrance in Front of house and interior Back Stairway. Lovely back garden with no maintenance turf and plenty of room to entertain. Detached double garage with laneway access and entrance from the yard. Updates include High Efficiency Furnace / Tankless Water Heater (2021), Shingles (2020) New Windows (2018), Updated Basement apartment, never lived in (2025). New Laundry added on Main Floor plus separate laundry area in basement. This Incredible Gem is Move in ready ! Nothing to do but unpack and enjoy !!!!

Extras:

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC.416-234-2424


224 Earls Court Ave
Toronto Ontario M6E 4B5

Toronto W03 Corso Italia-Davenport Toronto

Taxes: \$6,359/2024**For:** Sale**Sold:** \$1,475,000**List:** \$1,199,000**Sold Date:** 04/12/2025**% Dif:** 123**SPIS:** N**Last Status:** SLD**DOM:** 3

Semi-Detached

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

2-Storey

18 x 128 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x3x2nd,
1x4xLower**Dir/Cross St:** Dufferin & St Clair**MLS#:** W12071531**PIN#:** 104760256

Kitchens: 1 + 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: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Stucco/Plaster
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.14	x 14.47	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	16.14	x 14.47	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	16.14	x 13.35	Centre Island	Pantry	W/O To Yard
4	Prim Bdrm	2nd	20.37	x 13.35	5 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	2nd	11.78	x 11.32	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.25	x 7.68	Hardwood Floor	Window	Closet
7	Rec	Lower	20.05	x 12.2	Vinyl Floor	Pot Lights	Walk-Up
8	4th Br	Lower	11.71	x 11.09	Vinyl Floor	Closet	Window


Client Remks: This Stunning Renovated 3+1 Bedroom 4 Bathroom Home Has Everything You Could Want In Prime Corso Italia. Excellent Open Concept Main Floor Layout With Powder Room, Front Hall Closet, Combined Living & Dining Room, Modern Kitchen With Quartz Counters, S/S Appliances, Centre Island With Seating, Pantry & Walk Out To Yard. Oversized Primary Bedroom With Walk In Closet, 5pc Ensuite Bathroom & Walk Out To Private Balcony, Spacious 2nd & 3rd Bedrooms, Upper Level Laundry With Side By Side Washer & Dryer Plus Storage. Finished Lower Level With Separate Entrance, 4th Bedroom, Second Kitchen & Additional Washer & Dryer - Fully Ready To Go As A Basement Suite For Supplementary Income (Partition Can Be Easily Removed For Single Family Use). High Ceilings In Basement! No Maintenance Backyard With Interlocking & Astroturf. Large Detached Garage! Completely Remodelled in 2018. Larger Than Most Homes In The Neighbourhood! Tons Of Natural Light! An Absolute Must See!

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

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/24/2025 1:31:31 PM



185 Lauder Ave

Toronto Ontario M6E 3H5

Toronto C03 Oakwood Village Toronto

Taxes: \$5,221.61/2024

Sold Date: 03/07/2025

SPIS: N

For: Sale

% Dif: 131

Sold: \$1,500,000

List: \$1,149,000

Semi-Detached

Link:

2-Storey

Dir/Cross St: St. Clair/Oakwood

Fronting On: E

Acreage:

18.75 x 120 Feet

Irreg:

Rms: 6 + 2

Bedrooms: 3

Washrooms: 3

1x5x2nd, 1x2xMain, 1x4xBsmt

MLS#: C11998617

PIN#: 104750166

Kitchens:

Fam Rm:

Basement:

Fireplace/Stv:

Heat:

A/C:

Central Vac:

Apx Age:

Apx Sqft:

Assessment:

POTL Mo Fee:

Laundry lev:

1 + 1

N

Finished / Sep Entrance

Y

Forced Air / Gas

Central Air

N

POTL:

Exterior:

Drive:

Gar/Gar Spcs:

Drive Park Spcs:

Tot Prk Spcs:

UFFI:

Pool:

Prop Feat:

Brick

Mutual

Detached / 1

1

2

None

Fireplace/Stove, Library, Park, Place Of
Worship, Public Transit, Rec Centre,
School

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Sewers

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.23	x 15.58	Hardwood Floor
2	Dining	Main	12.17	x 11.19	Hardwood Floor
3	Kitchen	Main	12.86	x 11.55	Hardwood Floor
4	Prim Bdrm	2nd	13.35	x 11.55	Hardwood Floor
5	2nd Br	2nd	12.17	x 11.61	Hardwood Floor
6	3rd Br	2nd	11.65	x 10.89	Hardwood Floor
7	Rec	Bsmt	24.93	x 14.99	Laminate
8	Kitchen	Bsmt	13.22	x 10.6	Laminate

Client Remks:

Thoughtfully Renovated, This Wide Brick Semi Is Anything But Ordinary. Every Detail Has Been Carefully Considered, Offering A Home That Blends Character With Modern Comfort. With Three Generously Sized Bedrooms, This Is A Space Designed For Both Style And Function. Let's Count The Ways 185 Lauder Is Not Just Any Other Semi. 1. A Spa-Like Retreat - The Stunning 5-Piece Bathroom, Complete With Second-Floor Laundry, Brings Luxury And Convenience To Your Daily Routine. 2. A Kitchen That Inspires - Spacious, Bright, And Tastefully Renovated, This Kitchen Is Truly The Heart Of The Home. 3. Rare & Thoughtful Features - A Coveted Walk-In Pantry For Seamless Storage And A Main-Floor Powder Room For Ultimate Convenience. And There's More To Love... Need Extra Flexibility? The Finished Basement, With Its Separate Entrance, Offers Incredible Income Potential. Or Perhaps You'll Take Advantage Of The Huge Brick 1.5-Car Garage, Perfect For Parking And Storage. And Don't Forget The Outdoor Spaces: The Backyard Deck And Oversized Covered Front Porch Are Ideal For Unwinding & Entertaining. All Of This, Just Steps From The Vibrant Offerings Of St. Clair West. See Feature Sheet For Full List Of Upgrades.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY416-391-3232

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312 Glenholme Ave
Toronto Ontario M6E 3C8
Toronto C03 Oakwood Village Toronto
Taxes: \$4,935/2024
Sold Date: 06/02/2025
SPIS: N
Last Status: SLD
DOM: 13

Sold: \$1,625,000
List: \$1,319,000
For: Sale
% Dif: 123

Semi-Detached
Link:
2-Storey

Fronting On: W
Acreage:
23.77 x 100 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x4x2nd, 1x5x2nd,
1x3xLower

Dir/Cross St: St. Clair and Oakwood

MLS#: C12159894

PIN#: 104750565

Kitchens: 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: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Drive: Front Yard Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.37	x 6.46	Tile Floor	B/I Closet	Window
2	Dining	Main	6.89	x 8.46	Hardwood Floor	Large Window	Combined W/Kitchen
3	Kitchen	Main	15.34	x 8.46	Centre Island	Stainless Steel Appl	Pantry
4	Bathroom	Main	0	0	2 Pc Bath		
5	Living	Main	13.09	x 15.8	Hardwood Floor	W/O To Deck	Gas Fireplace
6	Prim Bdrm	2nd	13.13	x 11.2	Pot Lights	B/I Closet	Hardwood Floor
7	Bathroom	2nd	0	0	5 Pc Ensuite	Double Sink	Window
8	2nd Br	2nd	12.99	x 9.38	Hardwood Floor	Pot Lights	Closet
9	3rd Br	2nd	12.88	x 8.34	Hardwood Floor	Pot Lights	Double Closet
10	Bathroom	2nd	0	0	4 Pc Bath	Soaker	
11	Rec	Lower	26	x 17.42	Laminate	Above Grade Window	Pot Lights
12	4th Br	Lower	10.89	x 6.9	Above Grade Window	Laminate	
13	Laundry	Lower	15.38	x 5.49			
14	Bathroom	Lower	0	0	3 Pc Bath		

Client Remks: Discover the perfect blend of style and function in this fully renovated (2019) 3-bedroom, 4-bathroom home-tailored for the modern, on-the-go urban family. Step inside through a spacious, organized vestibule with built in closet and bench, and into a sunlit, open-concept main floor (with hardwood floors and pot lights throughout) designed for effortless living and entertaining. The chefs kitchen is the heart of the home, featuring a dramatic 7-foot island with quartz counters, stainless steel appliances, and abundant storage (including a coveted pantry) seamlessly flowing into a bright dining area and a chic living room with custom built-ins and a cozy gas fireplace. Step outside to your private, fenced backyard and multi-level deck-perfect for weekend gatherings or quiet evenings. Upstairs, three generous bedrooms, all with ample closets provide restful retreats for every family member. The primary suite boasts a luxurious 5-piece ensuite with double vanity and dual rain shower heads, while the second bathroom offers a deep soaker tub and plenty of storage. The finished lower level (with separate entrance) is the ultimate flex space with a large recreation room ideal for play area and/or home office plus a bonus room-ideal for home office, or nanny suite. A full bathroom and large laundry room with storage completes this level. Located in vibrant Oakwood Village, you're steps from top coffee shops (Oakwood Espresso), local eateries, and the lively St. Clair strip. Enjoy easy access to the Wychwood Barns Farmers Market, artisanal bakeries, gyms, yoga studios, and boutique shopping. Families will love being just a block from Rawlinson PS, offering both English and French streams.This is city living-reimagined for the modern family who wants it all: style, space, and unbeatable convenience.

Extras:

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


32 Appleton Ave
Toronto Ontario M6E 3A5

Toronto C03 Oakwood Village Toronto

Taxes: \$6,151.49/2024**For:** Sale**Sold:** \$1,713,000**List:** \$1,399,000**Sold Date:** 01/14/2025**% Dif:** 122**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2 1/2 Storey

20 x 111.24 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x4xLower**Dir/Cross St:** Oakwood & St. Clair Ave W**MLS#:** C11913633**PIN#:** 104740153

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Electric Car Charger, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.96	x 14.96	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	13.78	x 9.09	Hardwood Floor	Open Concept	B/I Shelves
3	Kitchen	Main	13.91	x 10.2	Quartz Counter	Pot Lights	Pantry
4	Powder Rm	Main	0	0	Tile Floor	Window	Pot Lights
5	Prim Bdrm	2nd	13.35	x 11.58	Double Closet	Cathedral Ceiling	5 Pc Ensuite
6	Bathroom	2nd	9.32	x 8.27	5 Pc Ensuite	Double Sink	Quartz Counter
7	2nd Br	2nd	14.8	x 9.91	Hardwood Floor	B/I Closet	B/I Desk
8	3rd Br	2nd	12.11	x 9.48	Hardwood Floor	W/W Closet	Window
9	Bathroom	2nd	0	0	4 Pc Bath	Soaker	
10	Loft	3rd	14.57	x 10.1	Hardwood Floor	Window	
11	Living	Lower	20.05	x 13.91	Combined W/Kitchen	Vinyl Floor	Above Grade Window
12	Br	Bsmt	11.42	x 9.65	Vinyl Floor	Above Grade Window	W/I Closet

Client Remks: Have you been dreaming of a home with a primary bedroom en-suite and holding out for the perfect fit? Your patience has paid off - this home could be just what you're looking for! It will surely check plenty of other boxes too! Nestled on a traffic-free street known for its friendly community and vibrant annual street party this 1,734 sq ft above ground home is sure to impress. Inside, it boasts a sought-after open layout, centered around a functional U-shaped kitchen with a peninsula. The spacious living and dining areas are ideal for hosting memorable gatherings or large dinner parties. Upstairs, the generous landing branches out into spacious bedrooms, that all have room for desks. The primary bedroom boasts a beautifully organized closet and that's not all - a bonus attic loft offers the perfect adult retreat, currently used as a home office and gym but easily transformed into a private guest room. The lower level features a welcoming media room where you can cozy up with a blanket, popcorn, and watch your favorite Netflix show. There's also a bathroom, a massive laundry, kitchen, separate bedroom and side entrance, making it ideal for a potential rental suite. Summers will come alive as you entertain family and friends in your backyard. Best of all, this home is steps to everything you love on St. Clair West: Wychwood Barns with its Farmers Market, artisanal bakeries, world-class restaurants, yoga studios, gyms, Loblaws, Roseneath Park, and easy transit options.

Extras: Primary bedroom shared wall soundproofed, Tesla car charger., heated floor in main 2nd flr bathroom

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