

<b>364 Northcliffe Blvd</b> <b>Toronto Ontario M6E 3L1</b> Toronto C03 Oakwood Village Toronto <b>Taxes:</b> \$4,604.02/2025 <b>Sold Date:</b> 11/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$925,000</b> <b>List: \$799,000</b>  <b>For:</b> Sale <b>% Dif:</b> 116
Detached <b>Link:</b> N Bungalow	<b>Fronting On:</b> W <b>Acreage:</b> 25 x 113.95 Feet <b>Irreg:</b>	<b>Rms:</b> 4 + 2 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xMain, 1x4xLower	<b>Dir/Cross St:</b> Dufferin & South Of Rogers <b>Directions:</b> Dufferin & South Of Rogers

**MLS#:** C12506194      **PIN#:** 104750014  
**Assignment:** N      **Fractional Ownership:** N  
**Legal:** PCL 65-1 SEC M430; LT 65 W/S NORTHCLIFFE BLVD PL M430 YORK T/W A ROW OVER, ALONG AND UPON THE ELY 75 FEET OF THE SLY 3 FEET 6 INCHES OF LT 64 ON SAID PL; S/T A ROW OVER, ALONG AND UPON THE ELY 75 FEET OF THE NLY 3 FEET 6 INCHES OF THIS LAND; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.61	x 7.55	Hardwood Floor	Large Window	
2	Prim Bdrm	Main	14.44	x 10.5	Hardwood Floor	Large Window	Closet
3	2nd Br	Main	8.27	x 10.2	Hardwood Floor	Large Window	
4	Kitchen	Main	12.6	x 10.17	Stainless Steel Appl	Large Window	Eat-In Kitchen
5	Family	Lower	23.1	x 10.1	Hardwood Floor	Window	4 Pc Bath
6	Laundry	Lower	7.35	x 10.1	Ceramic Floor	Window	Side Door

**Client Remks:** Welcome to this charming starter bungalow in the heart of Oakwood Village - a rare find with an exceptionally large yard and private parking. Perfect for first-time buyers or those seeking to downsize without compromise, this home blends comfort and charm with new flooring and electrical updates throughout. Inside, you'll find bright, inviting living spaces and a cozy kitchen ready for your personal touch. Step outside to a spacious, sun-filled backyard that feels like your own private oasis with a brand new deck and patio - ideal for entertaining, gardening, or future expansion. With convenient parking, a quiet residential setting, and all the shops, cafes, and amenities of Corso Italia just a short stroll away, this home offers the perfect balance of city living and neighborhood warmth. A true opportunity to make your mark in one of Toronto's most vibrant communities.

**Inclusions:** Stainless Steel Fridge, Stove, B/I Dishwasher, Microwave, Hood Fan. Washer & Dryer. All Electrical Fixtures & Window Coverings. Basement Has Rough-Ins For Kitchen, Hot Water Tank.

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



<b>147 Hope St</b> <b>Toronto Ontario M6E 1K4</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$3,605/2025 <b>For:</b> Sale <b>% Dif:</b> 96 <b>Sold Date:</b> 10/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 44			<b>Sold: \$790,000</b> <b>List: \$820,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 18.08 x 55.5 Feet <b>Irreg:</b>	<b>Rms:</b> 8 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4xUpper, 1x2xBsmt	<b>Dir/Cross St:</b> St Clair/ Dufferin <b>Directions:</b> St Clair/ Dufferin

<b>MLS#:</b> W12389673	<b>PIN#:</b> 213180013
<b>Legal:</b> PT LT 22 S/S DERBY AV BLK J PL 918	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Interior <b>Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.88	x 11.71	Hardwood Floor	Open Concept	Window
2	Dining	Main	21.88	x 11.71	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	7.74	x 4.43	Hardwood Floor	Window	
4	Foyer	Main	5.91	x 4.92	Marble Floor	Window	
5	Prim Bdrm	Upper	12.5	x 8.66	Closet	Window	
6	2nd Br	Upper	9.68	x 8.86	Window		
7	Other	Bsmt	6.96	x 6.43	Ceramic Floor		
8	Br	Bsmt	13.39	x 11.22	Ceramic Floor		

**Client Remks:** Welcome to this great detached house in a high demand area of Corso Italia, featuring with 2 + 1bedrooms and 2 bathrooms. This property is perfect for a professional or starter family. Close to TTC, parks, well rated school, cafes and restaurants. The basement features a separate entrance and washroom, presenting potential as an office space or in-law suite St Clair is a short walk as is Earls court Park, swimming pools, splash pads, playgrounds, dog park, community center, soccer and baseball fields and general grassy areas great for picnics and strolls. \*\*EXTRAS: Fridge, stove,. lots of parking on street. Kitchen can be easily added in the basement. Property is vacant and sold AS IS.\*\*

**Listing Contracted With:** Royal LePage Security Real Estate416-654-1010



<b>122 GREENLAW Ave</b> <b>Toronto Ontario M6H 3V5</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$4,403.86/2025 <b>For:</b> Sale <b>% Dif:</b> 109 <b>Sold Date:</b> 07/27/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2		
Detached <b>Link:</b> N Bungalow	<b>Fronting On:</b> W <b>Acreage:</b> 25.03 x 149.29 Feet <b>Irreg:</b>	<b>Rms:</b> 3 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xGround, 1x2xBsmt
<b>Dir/Cross St:</b> Dufferin / St Clair Ave W <b>Directions:</b> Dufferin / St Clair Ave W		

<b>MLS#:</b> W12308369	<b>PIN#:</b> 213240684
<b>Legal:</b> LT 19 PL 1452 Toronto Except WH 37957; City of Toronto	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor <b>Security Feat:</b> Monitored	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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<b>Waterfront:</b> None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	10.99	x 13.06	W/O To Yard
2	Br	Ground	10.99	x 12.5	Hardwood Floor
3	2nd Br	Ground	10.99	x 13.06	Hardwood Floor

**Client Remks:** Welcome to 122 Greenlaw Ave. First time on the market-this cherished, one-owner all-brick bungalow is bursting with potential and perfectly positioned in the heart of Corso Italia, one of Toronto's most vibrant and sought-after neighbourhoods. Attention Builders, Renovators and Savvy investors!! Lovingly maintained over the years, this home sits on a prime lot featuring a rare double garage with laneway access and a separate entrance to the backyard, offering exciting possibilities for expansion, renovations. With solid bones and classic charm, it's an ideal canvas for your next project. Enjoy being just steps to EarlsCourt Park, Joseph Piccininni community Centre, great schools, and unbeatable transit options. Walk to the cafes, shops and restaurants of St. Clair West and Experience the rich character of this thriving community. A rare opportunity at a fantastic price-don't miss your chance to unlock the potential in this true Corso Italia gem!

**Inclusions:** Fridge, Stove (in Kitchen) Stove (in Basement), Washer, Security Camera

**Listing Contracted With:** CENTURY 21 PARKLAND LTD.416-690-2121



<b>281 Boon Ave</b> <b>Toronto Ontario M6E 4A2</b> Toronto W03 Caledonia-Fairbank Toronto <b>Taxes:</b> \$3,970.74/2025 <b>For:</b> Sale <b>Sold Date:</b> 10/24/2025 <b>% Dif:</b> 94 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 25		
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 16 x 133.19 Feet <b>Irreg:</b> Regular Lot	<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x4x2nd, 1x4xGround, 1x3xBsmt
<b>Dir/Cross St:</b> Dufferin St South of Rogers Rd <b>Directions:</b> Dufferin St South of Rogers Rd		

**MLS#:** W12431798      **PIN#:** 104760682  
**Legal:** PT LT 28 PL 1381 TWP OF YORK AS IN CA573793; TORONTO (YORK) , CITY OF TORONTO

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Finished with Walk-Out <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1918 <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Rectangular <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Stucco/Plaster / Vinyl Siding <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, In-Law Suite, Primary Bedroom - Main Floor, Sump Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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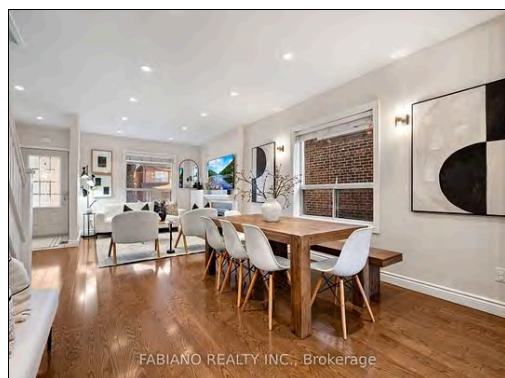
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.29	x 9.28	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	14.83	x 10.56	Ceramic Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	14.83	x 10.56	Ceramic Floor	Ceramic Back Splash	Combined W/Dining
4	Prim Bdrm	Main	12.14	x 9.35	Laminate	O/Looks Backyard	Large Window
5	2nd Br	2nd	13.16	x 9.45	Hardwood Floor	Bay Window	Crown Moulding
6	3rd Br	2nd	10.14	x 8.23	Hardwood Floor	Crown Moulding	Window
7	Kitchen	Bsmt	19.23	x 12.27	Ceramic Floor	Breakfast Area	Window
8	Living	Bsmt	18.41	x 12.24	Ceramic Floor	O/Looks Living	Open Concept
9	4th Br	Bsmt	13.68	x 12.14	Laminate	Window	Closet

**Client Remks:** This detached home is just steps away from the vibrant amenities along St. Clair Avenue West and features numerous upgrades and renovations. The main floor boasts an open-concept layout with a large kitchen that flows into the dining area, highlighted by pot lights and a sizable window. The primary bedroom is also located on the main floor, providing views of the backyard and access to a four-piece bathroom. A convenient mudroom leads out to the backyard. On the upper floor, you will find two spacious bedrooms and a full bathroom, along with potential space for a large deck or the possibility of creating a master retreat. The finished basement includes a separate entrance, a large kitchen that connects with the recreation room, and an additional large bedroom. The property features a large backyard with a concrete patio and a double garage, and it is conveniently located just steps from transportation along Dufferin Street and St. Clair Avenue.

**Inclusions:** 2 Fridges, 1 Stove, All electrical fixtures, Window coverings, garage door opener, central air conditioner.

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





<b>117 Morrison Ave</b> <b>Toronto Ontario M6E 1M3</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$4,516.98/2025 <b>For:</b> Sale <b>% Dif:</b> 100 <b>Sold Date:</b> 11/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 4		
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 22 x 120 Feet <b>Irreg:</b>	<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x4x2nd
<b>Dir/Cross St:</b> West of Dufferin/South of Rogers <b>Directions:</b> South on Dufferin, West on Morrison Ave		

**MLS#:** W12513598      **PIN#:** 104760327  
**Legal:** PT LT 299 S/S MORRISON AV PL 1381 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA275132; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding / Brick <b>Gar/Gar Spcs:</b> None / 3 <b>Park/Drive:</b> Private <b>Drive:</b> Lane, Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Deck, Porch <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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<b>Topography:</b> Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 14.47	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	10.56	x 14.47	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	12.07	x 13.85	Centre Island	W/O To Deck	Pantry
4	Prim Bdrm	2nd	15.72	x 14.47	Hardwood Floor	His/Hers Closets	Large Window
5	Br	2nd	9.61	x 8.14	Hardwood Floor	Closet	Window
6	Br	2nd	12.07	x 10.01	Hardwood Floor	Closet	Window
7	Other	Bsmt	36.38	x 14.47	Walk-Up		

**Client Remks:** Welcome to 117 Morrison Avenue-a classic 3-bedroom detached home in the heart of Corso Italia. This beautiful home offers unmatched lifestyle flexibility and value. Enjoy the rare convenience of a private front driveway and rear laneway access to three additional parking spots, ideal for multi-vehicle families or future laneway suite potential (Approx. 1443 sq. ft.). Inside, a bright open-concept layout features hardwood floors and inviting living and dining areas. The spacious updated kitchen includes a large centre island and garden doors opening to a covered deck-perfect for outdoor entertaining. The 120-foot deep, south-facing backyard provides a private setting for summer BBQs and family gatherings, while the quiet street offers a peaceful retreat from the urban pace. The underpinned basement, with a separate rear entrance, presents endless possibilities for expanded living space or an income-generating suite. Located just steps from St. Clair West, this home is moments from the TTC, family-run restaurants, beloved local spots like Tre Mari Bakery, and the expansive EarlsCourt Park with its green spaces, pool, and sports facilities. This is more than a house-it's a place to grow, gather, and make lasting memories in one of Toronto's most sought-after neighbourhoods. Don't miss your chance to make your own magic on Morrison.

**Inclusions:** Jenn-Air Gas Slide-in Range, Microwave Fan, GE Profile French Door Fridge, Bosch Dishwasher. Electrolux Front Loading Washer & Dryer. All Existing Window Coverings, Light Fixtures & Wall Sconces. Wardrobe in Primary Bedroom, Smart Smoke/CO Detectors (Google Home Compatible), Nest Thermostat, TV Mount, Ring Doorbell, CAC. Hot Water Tank Owned. Ask Listing Brokerage For Laneway Report, Home Inspection Report & Floor Plans.

**Listing Contracted With:** FABIANO REALTY INC. 416-857-7653



<b>1745 Dufferin St</b> <b>Toronto Ontario M6E 3N9</b> Toronto C03 Oakwood Village Toronto <b>Taxes:</b> \$4,449.11/2025 <b>Sold Date:</b> 10/27/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 40			<b>Sold: \$1,023,888</b> <b>List: \$1,038,000</b>  <b>For:</b> Sale <b>% Dif:</b> 99
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 25 x 122.25 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 1 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x3x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt	<b>Dir/Cross St:</b> Dufferin/St. Clair <b>Directions:</b> On Dufferin, North of St. Clair

**MLS#:** C12410577      **PIN#:** 104750747  
**Legal:** LT 12 E/S DUFFERIN ST PL 1342D TORONTO S/T & T/W WD84290; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Main	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Hospital, Library, Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater Included In <b>HST Applicable to Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.25	x 11.58	Laminate	Combined W/Dining	Closed Fireplace
2	Kitchen	Ground	12.08	x 9.5	Laminate	Stainless Steel Appl	Stone Counter
3	Den	Ground	10.25	x 7.83	Laminate	Breakfast Area	
4	Prim Bdrm	2nd	12.75	x 10.5	Laminate	4 Pc Ensuite	
5	2nd Br	2nd	16.33	x 9.25	Laminate	W/I Closet	
6	3rd Br	2nd	12	x 8.33	Laminate	W/I Closet	
7	Den	Bsmt	11.92	x 10	Laminate		
8	Kitchen	Bsmt	14.83	x 11.42	Laminate	Stone Counter	Stainless Steel Appl
9	Bathroom	Bsmt	0	0	Laminate	3 Pc Bath	

**Client Remks:** Welcome to This Beautifully Renovated Detached Home in the Highly Desirable St. Clair West Village. Tastefully Updated With Quality Finishes, This Move-In Ready Residence Combines Modern Comfort and Classic Charm. The Bright, Open-Concept Layout Has Been Freshly Painted and Enhanced With New Flooring and Windows Throughout. A Contemporary Kitchen Showcases Brand-New Stainless Steel Appliances, Perfect for Everyday Living and Entertaining. Upstairs, the Spacious Primary Bedroom Features a Private 4-Piece Ensuite, While Two Additional Bedrooms Each Include Walk-In Closets for Ample Storage. The Fully Finished Basement With a Separate Entrance Offers Incredible Flexibility, Complete With a New Kitchen, Stylish 3-Piece Bath, and Large Multi-Purpose Room Ideal for Rental Income, an In-Law Suite, or Extra Living Space. Located Steps to Charming Cafes, Top Schools, Parks, and Excellent Transit, This Home Offers the Best of City Living in One of Torontos Most Vibrant Neighbourhoods. Dont Miss This Exceptional Opportunity! \*\* EXTRA: On Main Floor - Brand New S/S Appliances: Fridge, Stove, Range Hood, Dishwasher; White Stacked Washer and Dryer; Brick Fireplace (Display only, As-is); In Basement New S/S Fridge and Range Hood; White Stove; Washer (As-Is); Garage (As-Is).

**Listing Contracted With:** LANDPOWER REAL ESTATE LTD. 905-305-9669



<b>1937 Dufferin St</b> <b>Toronto Ontario M6E 3P8</b> Toronto C03 Oakwood Village Toronto <b>Taxes:</b> \$4,193/2025 <b>Sold Date:</b> 11/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 15			<b>Sold: \$962,800</b> <b>List: \$1,050,000</b>  <b>For:</b> Sale <b>% Dif:</b> 92
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 23.75 x 95 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 2 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Dufferin & Rogers <b>Directions:</b> Dufferin & Rockcliffe

**MLS#:** C12490200      **PIN#:** 104750811  
**Legal:** PLAN D1381 PT LOT 18 TORONTO AS IN WD122966;TORONTO, CITY OF TORONTO


<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1915 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> 2025 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.49	x 4	Ceramic Floor	Glass Doors	
2	Other	Main	13.88	x 7.64	Ceramic Floor	Staircase	Window
3	Living	Main	11.06	x 8.2	Hardwood Floor	Fireplace	Large Window
4	Dining	Main	15.03	x 9.25	Hardwood Floor	Combined W/Living	Large Window
5	Kitchen	Main	12.57	x 9.12	Ceramic Floor	Sliding Doors	W/O To Patio
6	Prim Bdrm	2nd	14.4	x 9.68	Hardwood Floor	Large Window	
7	2nd Br	2nd	10.1	x 8.66	Hardwood Floor	Window	
8	3rd Br	2nd	12.53	x 8.76	Hardwood Floor	Window	
9	4th Br	2nd	9.58	x 9.06	Hardwood Floor	Window	
10	Foyer	Bsmt	15.03	x 8.63	Ceramic Floor		
11	Kitchen	Bsmt	12.73	x 6.92	Ceramic Floor	Combined W/Family	Window
12	Family	Bsmt	15.03	x 12.17	Ceramic Floor	Combined W/Kitchen	Window
13	Utility	Bsmt	12.07	x 5.48	Combined W/Laundry	Laundry Sink	
14	Cold/Cant	Bsmt	18.7	x 8.76	Window		

**Client Remks:** Welcome to this beautifully maintained and charming detached home, ideally located in a highly sought-after neighborhood between St. Clair and Rogers Road. This rare offering features a spacious four-bedroom layout, a double-car garage, and parking for two additional vehicles, with a total living space of 1,697 sq. ft., including the finished basement. There's also exciting potential to build a garden suite above the garage - perfect for extended family, guests, or additional rental income. Inside, you'll find freshly painted living and dining areas, a cozy wood-burning fireplace, and four bright, generously sized bedrooms. The kitchen provides a convenient walkout to a sun-filled patio with a gas BBQ hookup - ideal for relaxing, entertaining, or enjoying family gatherings outdoors. A separate basement entrance offers excellent potential for an in-law suite or income-generating unit. Perfectly situated close to schools, daycares, recreation centres, parks, transit, shopping, and restaurants, this inviting home offers comfort, versatility, and an exceptional investment opportunity.

**Inclusions:** Appliances: Fridge (white), Stove (gas/white), Built-In Dishwasher, Stove (in basement), Freezer (in basement), Washer, all Electric Light Fixtures, all window coverings, CAC, Furnace & Equipment, Fireplace (woodburning), Garage Remote. Property is being sold "as is, where is" condition

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



**947 Saint Clarens Ave W**  
**Toronto Ontario M6H 3X8**  
Toronto W03 Corso Italia-Davenport Toronto  
**Taxes:** \$5,086/2024      **For:** Sale      **% Dif:** 95  
**Sold Date:** 07/08/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 14

**Sold: \$1,000,000**  
**List: \$1,050,000**

Detached  
**Link:** N  
2-Storey

**Fronting On:** N  
**Acreage:**  
28 x 140 Feet  
**Irreg:**

**Rms:** 8  
**Bedrooms:** 3  
**Washrooms:** 2  
1x3x2nd, 1x2xBsmt

**Dir/Cross St:** Davenport & St. Clair **Directions:** Davenport & St. Clair

**MLS#:** W12242632      **PIN#:** 213240606

**Legal:** PT BLK B PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT657369; S/T & T/W CT657369; CITY OF TORONTO

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1964  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Shingles  
**Foundation:** Concrete  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick / Brick Front  
**Gar/Gar Spcs:** Attached / 2  
**Park/Drive:** Mutual  
**Drive:** Mutual, Private  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room  
**Exterior Feat:** Porch  
**Interior Feat:** None  
**Security Feat:** None

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply Type:**  
**Sewer:**  
**Waterfront:**  
**Retirement:**  
**Under Contract:** Hot Water Heater  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Year:** 1964  
**Survey Type:** Available  
**Spec Desig:** Unknown

**Water Body Type:** River

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Your search ends here. Step into a world of opportunity with this fully detached 3-bedroom 2-washroom home ideally situated on a 28 x 140 ft lot in the heart of the vibrant neighbourhood of Corso Italia. Whether you're looking for a move-in-ready home, a renovation project, or a complete rebuild, this property offers the space and flexibility to bring your vision to life. Windows bring in natural light, the kitchen and seasonal room lead to a private backyard, and the garage located at the rear of the home offers secure parking and additional storage. The home also features a shared driveway, allowing for the parking of vehicles upon arrival. Nestled in a vibrant, family-friendly community, this home is just steps from the TTC and St. Clair West Subway, within the school's community, and close to restaurants, cafes, shopping, parks, and a recreation center. With numerous new builds in the area yielding impressive returns, this neighbourhood is bursting with potential. Whether you're an investor seeking strong appreciation or a family looking to settle in a welcoming community, this is the perfect place to make your move. Don't miss out, book your showing today.\*\* EXTRAS Amazing opportunity to renovate and uncover the home's full potential. Restore or reimagine this space to suit your vision.

**Inclusions:** NOTE: Stove,(As Is Condition), Light fixtures, Washer & Dryer (Working Condition)

**Listing Contracted With:** COLDWELL BANKER THE REAL ESTATE CENTRE905-737-5700





<b>201 Westmount Ave</b> <b>Toronto Ontario M6E 3M6</b> Toronto C03 Oakwood Village Toronto		<b>Sold: \$1,075,000</b> <b>List: \$1,098,800</b>
<b>Taxes:</b> \$5,042.79/2024	<b>For:</b> Sale	<b>% Dif:</b> 98
<b>Sold Date:</b> 11/17/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 61
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 20 x 118.33 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 3 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> St Clair/Dufferin <b>Directions:</b> See Map		

<b>MLS#:</b> C12410361	<b>PIN#:</b> 104750269
<b>Legal:</b> Plan 1562 N Pt Lot 37 & S Pt Lot 38	

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1920 <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete, Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Front Yard Parking, Lane, Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> Carpet Free, Floor Drain, Water Heater Owned, Water Meter	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.48	x 9.97	Ceramic Floor Combined W/Dining Fireplace
2	Dining	Main	13.81	x 8.99	Ceramic Floor Combined W/Living
3	Kitchen	Main	10.14	x 14.5	Ceramic Floor Family Size Kitchen
4	Mudroom	Main	8.53	x 7.25	Ceramic Floor W/O To Yard
5	Prim Bdrm	2nd	13.16	x 13.22	Closet Window
6	2nd Br	2nd	9.81	x 9.25	Hardwood Floor
7	3rd Br	2nd	10.07	x 14.5	Hardwood Floor Closet
8	Laundry	Bsmt	7.97	x 13.22	
9	Rec	Bsmt	15.91	x 12.99	Ceramic Floor Combined W/Kitchen Open Concept
10	Kitchen	Bsmt	12.73	x 5.31	Ceramic Floor Family Size Kitchen Walk-Up
11	Breakfast	Bsmt	12.73	x 7.64	Ceramic Floor Combined W/Kitchen Open Concept

**Client Remks:** LOCATION! LOCATION! Welcome to 201 Westmount Ave! - a fantastic opportunity to own in one of Toronto's most desirable and growing and ever evolving communities. This Detached 3-bedroom, 2-kitchen, 2-bath home is perfect for families, or investors looking to enter a spectacular neighbourhood with strong community roots. Featuring a traditional layout, full of original character, and a finished basement with a separate walk-up entrance, providing excellent potential for an in-law suite! Detached garage in the back. This home offers space and flexibility to grow into and is waiting for your personal touch. Just steps from a local school, church, transit, and all the amenities of St. Clair West - everything you need is within reach. A perfect opportunity to create your dream home or generate income in a safe, welcoming, and walkable area.

**Inclusions:** Existing blinds and window coverings, Light Fixtures

**Listing Contracted With:** YOUR HOME SOLD GUARANTEED REALTY INTERCITY PLUS INC.416-488-8180



<b>147 Boon Ave</b>		<b>Sold: \$1,150,000</b>
<b>Toronto Ontario M6E 3Z6</b>		<b>List: \$1,149,999</b>
Toronto W03 Corso Italia-Davenport Toronto		
<b>Taxes:</b> \$3,552.97/2025	<b>For:</b> Sale	<b>% Dif:</b> 100
<b>Sold Date:</b> 07/12/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 5
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 1
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	19.5 x 134 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x5xBsmt
<b>Dir/Cross St:</b> St Clair W & Dufferin <b>Directions:</b> St Clair W & Dufferin		

**MLS#:** W12268670      **PIN#:** 213180267  
**Legal:** PT LT 17 E/S BOON AV BLK F PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA537980; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Finished with Walk-Out <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>ProFeat:</b> Park, Public Transit, School <b>Interior Feat:</b> Sump Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.25	x 9.65	Vinyl Floor	Open Concept	
2	Dining	Ground	11.84	x 11.78	Vinyl Floor	Open Concept	
3	Kitchen	Ground	11.35	x 10.5	Vinyl Floor	Quartz Counter	Stainless Steel Appl
4	Mudroom	Ground	9.71	x 3.67	Vinyl Floor	Closet	W/O To Deck
5	Prim Bdrm	2nd	10.17	x 9.35	Broadloom	Closet	Window
6	2nd Br	2nd	10.1	x 9.35	Broadloom	Closet	Window
7	3rd Br	2nd	11.68	x 10.53	Broadloom	Closet	Window
8	Rec	Bsmt	19.55	x 14.99	Vinyl Floor	B/I Bookcase	5 Pc Bath

**Client Remks:** Looking to break into one of Torontos most vibrant west-end neighbourhoods without compromising on space, updates, or location? Meet 147 Boon Avenue a detached Corso Italia gem thats been tastefully renovated from top to bottom and ready to get you moving. Behind the freshly painted facade and charming new front porch, youll find three proper bedrooms, two full bathrooms, and a layout that just makes sense. The main floor flows beautifully, featuring durable luxury vinyl flooring, modern light fixtures, and a stylishly refreshed kitchen complete with quartz counters, new stainless steel appliances, and a backsplash that pulls it all together. Upstairs, soft new carpeting adds warmth, while the second-floor bathroom has been completely gutted and rebuilt clean lines, sleek finishes, and zero compromises. Downstairs, the finished basement is bright, functional, and flexible, with pot lights, a separate walk-out, and enough room for guests, a home office, or future income potential. Out back? A laneway-access 2-car garage offers rare bonus space (and major laneway house potential down the road). Set on a deep 134-foot lot, youre just steps from EarlsCourt Park and St. Clair West where espresso, fresh cannoli, and a sense of true community are part of your everyday. This isnt just a starter home; its the real Toronto experience, wrapped up and ready for whats next.

**Inclusions:** Brand new stainless steel stove, hood fan, fridge, built in dishwasher, microwave, all electric light fixtures, mirrors in both bathrooms, washer and dryer, hooks in the entryway.

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



<b>1315 Lansdowne Ave</b> <b>Toronto Ontario M6H 3Z9</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$5,301.23/2025 <b>For:</b> Sale <b>% Dif:</b> 92 <b>Sold Date:</b> 09/12/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 81			<b>Sold: \$1,060,000</b> <b>List: \$1,150,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 22 x 110 Feet <b>Irreg:</b>	<b>Rms:</b> 11 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4, 1x4	<b>Dir/Cross St:</b> Lansdowne / St Clair <b>Directions:</b> Lansdowne / St Clair

<b>MLS#:</b> W12238867	<b>PIN#:</b> 213240119
<b>Assignment:</b> N	<b>Fractional Ownership:</b> N
<b>Legal:</b> Plan M329 Pt Lt 22	

<b>Kitchens:</b> 2 <b>Fam Rm:</b> N <b>Basement:</b> Walk-Up / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> \$703,000 / 2025 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> In-Law Suite, Water Heater	<b>Zoning:</b> R <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> Unknown <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>Under Contract:</b> Hot Water Heater <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.91	x 3.9	
2	Living	Main	14.24	x 11.84	
3	Dining	Main	12.01	x 10.01	
4	Kitchen	Main	14.17	x 10.83	Eat-In Kitchen
5	Prim Bdrm	2nd	14.6	x 11.15	
6	2nd Br	2nd	11.84	x 8.99	
7	3rd Br	2nd	10.99	x 9.32	
8	Bathroom	2nd	7.74	x 4.82	
9	Kitchen	Lower	23.16	x 12.93	Combined W/Br      Combined W/Living
10	Laundry	Lower	12.34	x 7.58	
11	Bathroom	Lower	757.87	x 4.43	

**Client Remks:** Versatile Family Living with Income Potential at 1315 Lansdowne Avenue - Welcome to 1315 Lansdowne Avenue a well-maintained and thoughtfully upgraded home offering space, flexibility, and exceptional convenience in one of Toronto's most dynamic neighbourhoods. With 3+1 bedrooms, 2 kitchens, 2 bathrooms, and multiple living configurations, this property is ideal for growing families, multi-generational households, or investors seeking income opportunities. The sunlit main floor features gleaming hardwood floors and an open-concept layout that connects the living room, dining room, and modern kitchen. Granite countertops and a walkout through sliding doors create a natural flow to the private rear patio perfect for your morning coffee or summer entertaining. Downstairs, the finished 660 sq ft basement offers even more versatility with a bright, studio-style layout including a kitchen, living/sleeping area, full bathroom, and a walk-up entrance. It's the perfect in-law suite or rental unit. A standout feature is the detached double car garage, which holds incredible future potential as a 645.8 sq ft garden suite. A Laneway Housing Report is available for review, offering a glimpse into the possibilities for multi-generational use or added rental income. Situated directly across from Earlscourt Park with its trails, sports fields, playgrounds, skating rink, and the Joseph J. Piccininni Community Centre offering both heated indoor and outdoor swimming; this home offers a lifestyle rich in recreation and community. Enjoy proximity to top schools, St. Clair Wests restaurants, shopping, TTC, George Brown College, and U of T. 1315 Lansdowne is move-in ready with flexible living options and long-term value an exceptional opportunity in a high-demand neighbourhood.

**Inclusions:** 2 Refrigerators, 2 microwaves, 2 stoves (1 gas, 1 electric "as is") 1 dishwasher, Electric Fireplace, Washer, Dryer

**Listing Contracted With:** ROYAL LEPAGE WOLLE REALTY 519-578-7300



<b>1351 Lansdowne Ave E</b> <b>Toronto Ontario M6H 3Z9</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$5,271.68/2024 <b>For:</b> Sale <b>% Dif:</b> 88 <b>Sold Date:</b> 07/23/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 55		
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 18.83 x 103 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 3 <b>Bedrooms:</b> 3 + 3 <b>Washrooms:</b> 4 1x3xGround, 1x4x2nd, 1x3xBsmt, 1x3xBsmt
<b>Dir/Cross St:</b> Lansdowne/St.Clair <b>Directions:</b> Lansdowne/St.Clair		

**MLS#:** W12180962      **PIN#:** 213240097  
**Legal:** PCL 16-2 SEC M329; PT LT 16 PL M329 TORONTO

<b>Kitchens:</b> 2 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Other <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Available, Private Double <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> <b>Y Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.51	x 16.08	Window	Pot Lights	Hardwood Floor
2	Br	Main	6.79	x 12.5	Window	Pot Lights	Hardwood Floor
3	Kitchen	Main	13.55	x 12.14	Eat-In Kitchen	Natural Finish	Ceramic Floor
4	Prim Bdrm	2nd	13.12	x 13.12	Bay Window	Fireplace	Laminate
5	Br	2nd	8.53	x 11.81	Window	Closet	Laminate
6	Kitchen	2nd	8.53	x 12.14	Eat-In Kitchen	Window	Laminate
7	Breakfast	2nd	8.27	x 8.6	Separate Rm	Window	Laminate
8	Living	Bsmt	6.89	x 13.45	Open Concept	Laminate	
9	Br	Bsmt	9.51	x 7.22	Window	Laminate	
10	Br	Bsmt	9.19	x 9.19	Separate Rm	Laminate	
11	Kitchen	Bsmt	0	0	Open Concept	Laminate	Pot Lights
12	Laundry	Bsmt	8.2	x 8.53	Separate Rm		

**Client Remks:** Fully Detached Home With Incredible Potential In Charming Corso Italia Neighborhood, Steps To St. Clair! This Solid And Well-Maintained Home Offers A Fantastic Layout With Multi-Use Options. Featuring A Triplex Setup With Separate Entrances For Each Floor, This Property Can Easily Be Converted Into A Single-Family Home Or Offer The Opportunity To Live In One Unit And Rent Out The Other Unit(S)/Rooms (Including The Separate Basement). Coin-Operated Laundry Adds Convenience And Extra Income. Enjoy The Fully Fenced Backyard! 2-Car Side-By-Side Wide Parking Area, Accessible Via A Laneway, Which Might Be Potential For A Future Laneway Suite Or Double Garage. Notable Upgrades Include Exterior Siding, Un-Grated Wood-Burning Fireplace With Chimney Improvements, New Railings, New Fence, Etc. Enjoy The Best Of City Living With TTC/Subway, Earlscourt Park, Boutique Shops On St. Clair, Restaurants, Great Schools, And More All At Your Doorstep. Just ~ 5 Km To The University Of Toronto, ~3 Km To George Brown College, ~4 Km To Casa Loma, And So Close To Downtown Toronto! Don't Miss This Incredible Opportunity! Roofed Porch, Updated Landscaping, Carpet Free Home, Additional Parking Available On The Street.

**Inclusions:** Main Floor: 2 Fridges, Stove. Second Floor: Portable Stove, Portable Stove. Basement: Fridge, 2 Video Security Cameras. Coin Washer And Coin Dryer.

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



	<b>214 Glenholme Ave</b> <b>Toronto Ontario M6E 3C4</b> Toronto C03 Oakwood Village Toronto		<b>Sold: \$1,240,000</b> <b>List: \$1,325,000</b>				
	<b>Taxes:</b> \$5,093/2025 <b>Sold Date:</b> 07/08/2025		<b>For:</b> Sale <b>% Dif:</b> 94				
	<b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 0						
	Detached <b>Link:</b> N 2-Storey		<b>Fronting On:</b> W <b>Acreage:</b> 20 x 120 Feet <b>Irreg:</b>				
	<b>Dir/Cross St:</b> Oakwood/St Clair Ave W		<b>Rms:</b> 7 + 1 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x3, 1x4 <b>Directions:</b> North of St Clair Ave W				
<b>MLS#:</b> C12270718 <b>Legal:</b> PT LT 18 PL 1604 TWP OF YORK AS IN CA486744; T/W CA486744; TORONTO (YORK) , CITY OF TORONTO							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Walk-Up <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, School <b>Interior Feat:</b> Other		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	12.93	x 10.24	Formal Rm	Hardwood Floor	Fireplace
2	Kitchen	Main	20.51	x 9.25	Centre Island	W/O To Deck	Eat-In Kitchen
3	Dining	Main	8.76	x 7.05	Combined W/Kitchen	O/Looks Backyard	Hardwood Floor
4	Prim Bdrm	2nd	17.91	x 8.66	Closet	Hardwood Floor	Window
5	2nd Br	2nd	16.08	x 8.96	O/Looks Backyard	Hardwood Floor	
6	3rd Br	2nd	11.84	x 8.66	Window	Hardwood Floor	
7	4th Br	2nd	10.93	x 8.73	Hardwood Floor	Window	
8	Rec	Lower	17.13	x 9.15	Tile Floor	Walk-Up	Pot Lights
<b>Client Remks:</b> Welcome To 214 Glenholme Avenue! A Rare Family Gem in the Heart Of St. Clair West! Nestled On One Of The Most Desirable, Tree-Lined Streets, This Hard To Find 4-Bedroom Home Offers The Perfect Blend Of Urban Convenience And Family-Friendly Charm. Front Pad Parking! Detached! 4 Bedrooms! Walk Up Basement! This Home Truly Has It All. Graciously Proportioned Principal Rooms And Expansive Foyer. Oozing With Original Character. Lush Backyard Oasis, Perfect For Summer Barbecues With Deck And Grass Area. Located In The Highly Sought-After Rawlinson Public School Catchment, This Home Is More Than Just A Place To Live Its A Place To Grow, Connect, And Thrive. Don't Miss Your Chance To Own This Rare Offering In One Of Toronto's Most Loved Neighbourhoods. Just Steps To The Vibrant Shops, Cafes, And Restaurants Along St. Clair, This Is City Living With A Community Feel. <b>Inclusions:</b> All Elfs, All Window Coverings, Frigidaire Range, Whirlpool Dishwasher, Maytag Refrigerator, Whirlpool Washer and Dryer. Gas Furnace And Related Equipment, Central Air Conditioning. Newer Furnace, Air Conditioner and Roof! <b>Listing Contracted With:</b> RE/MAX REALTRON BARRY COHEN HOMES INC.416-223-1818							



<b>95 sellers Ave</b> <b>Toronto Ontario M6E 3T7</b> Toronto W03 Corso Italia-Davenport Toronto		<b>Sold: \$1,575,000</b> <b>List: \$1,375,000</b>
<b>Taxes:</b> \$6,802/2024	<b>For:</b> Sale	<b>% Dif:</b> 115
<b>Sold Date:</b> 11/12/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 9
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 20 x 100 Feet <b>Irreg:</b>	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x5x2nd, 1x4xBsmt, 1x3x2nd, 1x2xGround
<b>Dir/Cross St:</b> Dufferin/St. Clair <b>Directions:</b> Dufferin north past St. Clair, left on Hope St., right on Sellers Ave		

**MLS#:** W12502878

**PIN#:** 104760585

**Legal:** PT LT 34 E/S SELLERS AV PL 1315D TORONTO AS IN CA14777; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> Y <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Poured Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stone / Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Central Vacuum, Electric Car Charger, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit <b>Interior Feat:</b> Auto Garage Door Remote, Bar Fridge, Carpet Free, Central Vacuum, In-Law Capability, On Demand Water Heater, Storage <b>Security Feat:</b> Security System, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.49	x 14.4	Fireplace	Hardwood Floor	B/I Shelves
2	Dining	Ground	11.68	x 7.41	Hardwood Floor	Combined W/Living	California Shutters
3	Kitchen	Ground	16.34	x 15.49	Centre Island	Family Size Kitchen	Pantry
4	Prim Bdrm	2nd	12.4	x 11.15	3 Pc Ensuite	Large Closet	W/O To Balcony
5	2nd Br	2nd	15.49	x 10.93	W/I Closet	East View	Hardwood Floor
6	3rd Br	2nd	11.25	x 9.42	Large Closet	Hardwood Floor	
7	Rec	Bsmt	15.49	x 13.68	Tile Floor	W/O To Yard	
8	4th Br	Bsmt	13.32	x 7.41	Tile Floor		
9		Bsmt	9.25	x 5.25	Laundry Sink	W/O To Yard	

**Client Remks:** Smartly situated within the flourishing Corso-Italia neighbourhood lies 95 Sellers Avenue - a completely rebuilt, detached, 3+1 bedroom, 4 bathroom family home with an oversized, detached double-car garage. This sensational turnkey property was constructed in 2017, blending breezy contemporary styling with clever functionality. Offering 3 floors of living space with an opportunity to convert the lower level to an in-law or nanny suite, this home offers versatility and elegance in one of Torontos most vibrant, family-friendly neighbourhoods. The main floor living room, dining room and kitchen showcase the highest quality finishes and craftsmanship, including custom millwork and cabinetry with soft-close hardware, solid hardwood flooring, Caesarstone counters, polished tile floors and California shutters. The large eat-in kitchen with centre island and seating for 4 boasts a 5-burner stainless-steel gas range, French-door refrigerator, dishwasher, wine fridge and microwave, and abounds with storage space including a walk-in pantry. Extending off the kitchen is a fantastic rear-entry mudroom with tiled floor, coat and boot closet, and 2-piece bathroom - a perfect way to keep things contained and de-cluttered from the living spaces. The upper level has 3 bedrooms and 2 bathrooms, including a large, bright primary with 3-piece ensuite and walkout to the balcony. The lower level was designed with both function and flexibility: currently set up as an ideal space for a kids recreation room, a family TV room, a home office and/or home gym, the two separate entrances allow for an easy conversion to a basement in-law or nanny suite, with existing rough-in mechanicals behind the walls. The double-height and double-width detached laneway garage has an upper loft with a retractable staircase to store large items, a smooth, poured concrete floor, as well as a sub-panel and 240V outlet for your electric car-charging needs.

**Inclusions:** Samsung 5-burner S/S gas range and hood vent, Samsung S/S French-door refrigerator, Samsung S/S dishwasher, Frigidaire wine fridge, Panasonic microwave, LG washer and dryer; all window coverings, all installed light fixtures, 4 stools at kitchen island, workbench in garage, TV brackets (TVs are not inclusions), irrigation system. Smart home system: Ecobee digital thermostat, Aqara smart doorbell and camera, Weiser front and rear door locks, Lutron smart lighting ; two external and two internal cameras with hubs, Orbi router and Orbi satellite which controls all smart home components and enables remote access

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



29 Greenlaw Ave			Sold: \$1,320,000
Toronto Ontario M6H 3V6			List: \$1,395,000
Toronto W03 Corso Italia-Davenport Toronto			
Taxes: \$6,379.57/2025		For: Sale	% Dif: 95
Sold Date: 11/28/2025			
SPIS: N	Last Status: SLD	DOM: 80	
Detached	Fronting On: E	Rms: 11 + 5	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 120 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xGround, 1x3xBsmt	
Dir/Cross St: St. Clair and Dufferin Directions: St. Clair and Dufferin			

**MLS#:** W12391893      **PIN#:** 213150079  
**Legal:** PT LT 112 PL 1452 TORONTO AS IN CA244754; CITY OF TORONTO

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1920 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Bar Fridge, Carpet Free, In-Law Capability, Primary Bedroom - Main Floor, Water Heater	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Workshop <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.74	x 10.63	Ceramic Floor		
2	Living	Main	17.88	x 9.91	California Shutters	Large Window	Hardwood Floor
3	Dining	Main	16.47	x 11.98	Open Concept	Window	Ceramic Floor
4	Kitchen	Main	12.96	x 10.4	Family Size Kitchen	W/O To Balcony	Ceramic Floor
5	Prim Bdrm	Main	11.91	x 10.79	3 Pc Ensuite	Closet	Hardwood Floor
6	Living	2nd	13.71	x 7.61	Open Concept	Hardwood Floor	
7	Dining	2nd	10.83	x 8.2	Open Concept	Window	Ceramic Floor
8	Kitchen	2nd	10.73	x 8.33	O/Looks Dining	Stainless Steel Appl	Ceramic Floor
9	2nd Br	2nd	13.94	x 11.22	O/Looks Dining		
10	3rd Br	2nd	13.06	x 11.15	Closet	Window	Hardwood Floor
11	4th Br	2nd	12.01	x 10.47	W/O To Balcony	W/O To Garden	Hardwood Floor
12	Rec	Bsmt	26.25	x 10.83	Wet Bar	Gas Fireplace	Ceramic Floor
13	Br	Bsmt	11.88	x 9.81	Closet	Window	Ceramic Back Splash
14	Utility	Bsmt	22.05	x 10.63	3 Pc Bath	Laundry Sink	Concrete Floor
15	Cold/Cant	Bsmt	12.2	x 5.45	B/I Shelves		
16	Cold/Cant	Bsmt	16.44	x 3.22	Window	Concrete Floor	
17	Other	Upper	24.61	x 17.91	W/O To Sundeck	Open Concept	

**Client Remks:** Welcome to 29 Greenlaw Ave which has been a multi-generational family residence for over 66 years. This upgraded sundrenched and solid detached duplex in the Heart of Corso-Italia district offers over 3500 square feet of living space, two separate entrances, two above grade kitchens, 9 ft ceilings finished basement, 4+1 bedrooms, 4 bathrooms, massive roof top terrace/sundeck, two open air balconies, two cantinas, wet bar, gas fireplace, hardwood and ceramic flooring, parking, huge vegetable/herb garden and a heated 275 square foot carpenters workshop. This amazing home offers many possibilities for multi-generational living, inlaw suite, income potential, single family residence and the workshop may have potential as a coach house. Take this opportunity to explore and imagine the possibilities for yourself! Don't miss out and come have a look!

**Inclusions:** All electric light fixtures, all window coverings, 2 refrigerators, gas stove, electric stove, built-in dishwasher, 2 hood fans, standing freezer, bar fridge, washer, dryer, gas furnace (2021), central air conditioner (2021), free standing heated 275 square foot carpenters workshop, workshop gas heater, workshop 2pc toilet (as it is condition)

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 905-338-3737





<b>87 EarlsCourt Ave</b> <b>Toronto Ontario M6E 4A8</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$5,218.28/2025 <b>For:</b> Sale <b>% Dif:</b> 0 <b>Sold Date:</b> 09/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 14		
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 19 x 128 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x2xMain, 1x3x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> St.Clair West and Dufferin <b>Directions:</b> St.Clair West and Dufferin		

**MLS#:** W12389666      **PIN#:** 213180228  
**Legal:** PT LT 41 E/S EARLSCOURT AV BLK G PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA576202 S/T & T/W CA576202; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Apartment / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Interior <b>Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.45	x 21.16	Hardwood Floor	Combined W/Dining	O/Looks Backyard
2	Dining	Main	15.45	x 8.37	Hardwood Floor	Combined W/Kitchen	Combined W/Living
3	Kitchen	Main	9.28	x 13.68	Hardwood Floor	Open Concept	Walk-Out
4	Prim Bdrm	2nd	12.73	x 10.2	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	9.88	x 8.96	Hardwood Floor	Window	
6	3rd Br	2nd	9.88	x 9.38	Hardwood Floor	Window	
7	Br	Bsmt	14.34	x 16.96	Hardwood Floor		
8	Living	Bsmt	11.61	x 18.41	Vinyl Floor	Combined W/Kitchen	
9	Laundry	Bsmt	6.86	x 8.27	Vinyl Floor		
10	Kitchen	Bsmt	10.5	x 14.34	Vinyl Floor	Walk-Out	

**Client Remks:** Beautiful Detached Home in Corso Italia-Davenport! Move-in ready home with 3+1 Bedrooms, 2.5, Washrooms and a 2-Car Garage. Bright Modern Kitchen and Dining. Granite and Live-Edge Wood, Counter top, Stainless Steel Appliances, & Plenty of Storage. Open-Concept Living/Dining With Hardwood Floors & Pot Lights Throughout. Large Low-Maintenance Backyard, Perfect For Entertaining. Renovated Basement Offering Potential Rental Income With Separate Entrance. Upgrades throughout, HVAC & Furnace (2023). Steps to Restaurants, Schools, Banks, Supermarkets, Public Transportation and Streetcar. Family-friendly Neighbourhood With Parks & Community Amenities Nearby. No work needed, Just Move in & Enjoy Your Dream Home!

**Inclusions:** All Electrical Light Fixtures, 2 Stainless Steel Fridges, 2 Stainless Steel Stoves, 2 Built-In Microwaves, 2 Stainless Steel Built-In Dishwashers, Clothes Washer and Clothes Dryer. All equipment is owned: Hot Water Tank, Furnace, and Central Air Conditioning.

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





<b>99 Nairn Ave</b> <b>Toronto Ontario M6E 4G9</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$5,851.06/2024 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 08/11/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 43			<b>Sold: \$1,300,000</b> <b>List: \$1,399,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 17.95 x 128.18 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 4 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x2xMain, 1x3x2nd, 1x4x2nd <b>Dir/Cross St:</b> St. Clair and Dufferin <b>Directions:</b> St. Clair and Dufferin	

**MLS#:** W12252335      **PIN#:** 213180142  
**Legal:** PLAN 918 BLK H PT LOT 42

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Electric Car Charger, Park, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Patio, Porch Enclosed <b>Interior Feat:</b> Water Purifier	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	8.83	x 9.51	Hardwood Floor	Large Window	
2	Living	Main	21.26	x 14.07	Hardwood Floor	Open Concept	
3	Kitchen	Main	18.7	x 13.12	Quartz Counter	Breakfast Bar	Combined W/Living
4	Dining	Main	13.55	x 14.34	Hardwood Floor	W/O To Yard	
5	Prim Bdrm	2nd	14.27	x 22.41	3 Pc Ensuite	His/Hers Closets	Juliette Balcony
6	2nd Br	2nd	7.94	x 12.83	Hardwood Floor	Large Closet	
7	3rd Br	2nd	11.71	x 13.52	Hardwood Floor	His/Hers Closets	Large Window
8	Rec	Lower	20.54	x 12.83	Above Grade Window		
9	Laundry	Lower	4.89	x 12.53			

**Client Remks:** Welcome to 99 Nairn Ave, a beautifully updated detached home offering 1,790sf of bright, functional living space in one of Toronto's most convenient locations. Nestled just west of Dufferin and a block north of vibrant St. Clair Ave W., this 3 bed, 3 bath home is ideal for families and professionals seeking both comfort and urban accessibility. Step into an inviting open-concept main floor featuring seamless flow between the living, dining, and modern upgraded kitchen complete with hardwood floors, a stylish coffee & drinks bar, and ample space to entertain. A main floor office or playroom adds everyday versatility and convenience, while the powder room is perfect for guests. Upstairs, the spacious primary suite boasts his and hers closets, luxurious drapery, and a highly coveted ensuite bathroom. Two additional bedrooms and a second full bath with tub complete the upper level, offering functionality and comfort for the whole family. Enjoy the ease of two private parking spots, and explore everything the neighbourhood has to offer parks, shops, cafes, transit, and more all within walking distance. Highlights: \* 3 spacious bedrooms \* 3 bathrooms (including main floor powder room) \* 1,790 ft of stylish, move-in ready living space \* Primary suite with ensuite bath & his/her closets \* Upgraded kitchen with coffee & drinks bar \* Hardwood floors throughout \* Custom closets & drapery \* Dedicated main floor office/playroom space \* 2 private parking spots \* Steps from St. Clair West shops, streetcar, and more.

**Inclusions:** S/S Fridge, S/S Stove, S/S B/I Dishwasher, Bar Fridge in Kitchen, B/I Microwave, All Window Coverings, All Elf's, Washer and Dryer, CAC, Ductless A/C, Furnace, Water Filtration System, Window Armour on All Main Floor & Basement Windows

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



<b>81 Peterborough Ave</b> <b>Toronto Ontario M6H 2L2</b> Toronto W03 Corso Italia-Davenport Toronto <b>Taxes:</b> \$11,945.32/2024 <b>For:</b> Sale <b>% Dif:</b> 94 <b>Sold Date:</b> 11/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 45			<b>Sold: \$2,150,000</b> <b>List: \$2,299,000</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 25 x 120 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 2 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> St Clair / Dufferin / Davenport <b>Directions:</b> St Clair / Dufferin / Davenport

**MLS#:** W12438069      **PIN#:** 213150099  
**Legal:** PT LT 168 PL 1360 TORONTO AS IN CT395811; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2500-3000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Stone / Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Park, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote, In-Law Capability	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.87	x 7.22	B/I Closet		
2	Living	Main	13.78	x 10.17	Hardwood Floor	Large Window	Open Concept
3	Dining	Main	13.78	x 9.51	Hardwood Floor	Open Concept	B/I Closet
4	Kitchen	Main	22.31	x 11.15	Centre Island	Stainless Steel Appl	Hardwood Floor
5	Family	Main	16.73	x 15.42	W/O To Deck	Sunken Room	Window Flr to Ceil
6	Prim Bdrm	2nd	13.45	x 13.12	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	11.15	x 10.83	Double Closet	Hardwood Floor	Pot Lights
8	3rd Br	2nd	15.75	x 11.15	Double Closet	Hardwood Floor	Pot Lights
9	4th Br	2nd	10.5	x 10.17	Double Closet	Hardwood Floor	Pot Lights
10	Laundry	2nd	6.23	x 5.25	Laundry Sink	B/I Shelves	Window
11	Rec	Bsmt	17.06	x 16.4	W/O To Yard	B/I Bar	Above Grade Window
12	5th Br	Bsmt	11.81	x 8.86	Double Closet	Above Grade Window	

**Client Remks:** Stunning Contemporary Designed Home on Quiet Family Street in Highly sought-after Vibrant Neighbourhood! Minutes to St Clair & TTC, Shops, Restaurants, Bakeries. Boasting Tall ceilings throughout; 9' ceilings on Main & 2nd Floor , 11' in Basement. Over 3500 sq ft of Beautiful Living Space. Floor to Ceiling Windows flood this Home with tons of Natural Light! Built-in Garage with direct access to interior of Home. Open-Concept Main floor, Gourmet Kitchen with Large Centre Island & top Quality Bosch appliances is truly an amazing Focal Point. Sunken Family Room with Floor to Ceiling Window/Patio Door system, walk out to south-facing Deck and fully fenced Yard. Private Primary set at the Back features Beautiful 5 pc Ensuite & Walk-in Closet, Large secondary Bedrooms, Bonus: 2nd floor Laundry! Basement has Large Living space with walk-out to Yard. Private In-law Suite potential. Great Storage throughout the Home. \*\*\*High Quality Construction\*\*\* all Basement Walls & Ceiling of 2nd floor Spray-foam insulation and Walls on Main & 2nd Floor have superior Rochwool R22 insulation from inside and outside Rochwool panels!! All Bathrooms flooring have Schluter system waterproofing & concrete slab. \*\*Great Schools: Regal Road Jr PS, Winona Drive Sr PS.

**Inclusions:** Bosch B/I wall Oven, Bosch B/I microwave, Bosch B/I Gas cooktop, Bosch French door Fridge, Bosch B/I dishwasher, Hoodfan, Stackable Washer & Dryer, Sump Pump, Forced air Gas Furnace, Central air conditioner, Electric Garage Door opener + remote. \*Sump Pump leads to French Drain (no water ponding on exterior Landscaping).

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

	<b>104 Greenlaw Ave</b> <b>Toronto Ontario M6H 3V5</b> Toronto W03 Corso Italia-Davenport Toronto		<b>Sold: \$2,200,000</b> <b>List: \$2,299,000</b>				
	<b>Taxes:</b> \$7,933/2025 <b>Sold Date:</b> 11/24/2025		<b>For:</b> Sale <b>% Dif:</b> 96				
	<b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12						
	Detached <b>Link:</b> N 2-Storey		<b>Fronting On:</b> W <b>Acreage:</b> 25 x 148 Feet <b>Irreg:</b>				
		<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower					
<b>Dir/Cross St:</b> Off St Clair <b>Directions:</b> Dufferin and St Clair							
<b>MLS#:</b> W12538862 <b>Legal:</b> PT LT 27 PL 1452 TORONTO AS IN CT96983; S.T & T/W CT96983; CITY OF TORONTO							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Not Applicable <b>Foundation:</b> Not Applicable <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Metal/Side / Shingle <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> <b>Interior Feat:</b> Auto Garage Door Remote, Water Softener, Sump Pump, On Demand Water Heater					
		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	14.27	x 22.01	Hardwood Floor	W/O To Yard	Pot Lights
2	Dining	Main	10.04	x 11.52	Hardwood Floor	Large Window	
3	Kitchen	Main	17.81	x 16.44	Hardwood Floor	Centre Island	Pot Lights
4	Prim Bdrm	2nd	12.99	x 21.46	Hardwood Floor	4 Pc Ensuite	Window
5	2nd Br	2nd	8.27	x 13.58	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.28	x 14.11	Hardwood Floor	Window	
7	Rec	Lower	12.96	x 22.93	Pot Lights		
8	Office	Lower	17.85	x 6.43	Closet		
9	Br	Lower	11.06	x 11.32			
<b>Client Remks:</b> IN AWE OF GREENLAW. Jaw dropping and brand new, this detached 3 bed, 4-bath (bonus room in basement) home blends craftsmanship and comfort with an apologetically modern edge.The main floor flows effortlessly - open concept with 9'6" ceilings, engineered wide-plank floors, and a white-oak mono-beam floating stair that feels more sculpture than structure.The kitchen is the centrepiece - equal parts functional and flawless. A 9x4ft Hanstone quartz island anchors the space, surrounded by custom maple interiors cabinetry with precision millwork inside and out. Every inch built with intention.The living room hits that sweet spot between light, space, and warmth - designed for real life, not just the photos.Every bathroom feels like a boutique hotel moment with luxury at every glance - marble floors in the powder, heated floors and a wet room in the primary, custom cabinetry everywhere.Upstairs, the primary suite delivers: full-height custom closets (hidden laundry baskets, jewelry sliders, and a shoe wall) and motorized blinds that make mornings smoother.The underpinned basement hits 8'6", with new plumbing, HVAC, and electrical - clean, functional, and ready for whatever you want it to be.Garage goals. Dream space with every detail well thought out. 24x30 feet of insulated perfection with epoxy floors, ProSlat walls, EV rough-ins, a car-lift setup, electric heat, and enough power for anything you can dream up.The exterior doesn't miss - architectural retaining walls, glass railings, custom ACM panels, and a landscaped yard built to last. Modern engineering. Smart design. Real craftsmanship. Total 3 car parking (2 spots in garage and 1 surface parking)							
<b>Inclusions:</b> All appliances, washer/dryer, all electrical light fixtures (except pink light in play room), bbq, tv wall mounts, ring doorbell 4, ring doorbell 3, cameras, and 1 doorbell. Gym equipment can be included for a cost.							
<b>Listing Contracted With:</b> REAL BROKER ONTARIO LTD,888-311-1172							