



|  |                         |                        |  |
|--|-------------------------|------------------------|--|
| <b>67 Day Ave</b><br><b>Toronto Ontario M6E 3W1</b><br>Toronto W03 Corso Italia-Davenport Toronto  |                         |                        | <b>Sold: \$660,000</b><br><b>List: \$499,000</b> |
| <b>Taxes:</b> \$4,155.02/2025  | <b>For:</b> Sale        | <b>% Dif:</b> 132      |  |
| <b>Sold Date:</b> 11/12/2025   |                         |                        |  |
| <b>SPIS:</b> N   | <b>Last Status:</b> SLD | <b>DOM:</b> 7          |  |
| Semi-Detached  | <b>Fronting On:</b> E   | <b>Rms:</b> 6 + 2      |  |
| <b>Link:</b>   | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1 |  |
| 2-Storey   | 15.58 x 104 Feet        | <b>Washrooms:</b> 2    |  |
|  | <b>Irreg:</b>           | 1x4x2nd, 1x4xLower     |  |
| <b>Dir/Cross St:</b> St. Clair & Dufferin <b>Directions:</b> North of St. Clair & West of Dufferin |                         |                        |  |

MLS#: W12514602

PIN#: 104760497

Legal: PLAN D1315 PT LOT 86

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1                             | <b>Exterior:</b> Brick   | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                               | <b>Gar/Gar Spcs:</b> Attached / 2                                  | <b>Cable TV:</b>                                 |
| <b>Basement:</b> Partially Finished / Walk-Out | <b>Park/Drive:</b>   | <b>Hydro:</b>                                    |
| <b>Fireplace/Stv:</b> N                        | <b>Drive:</b> Lane   | <b>Gas:</b>                                      |
| <b>Heat:</b> Forced Air / Gas                  | <b>Drive Park Spcs:</b> 2  | <b>Phone:</b>                                    |
| <b>A/C:</b> Central Air                        | <b>Tot Prk Spcs:</b> 2   | <b>Water:</b> Municipal                          |
| <b>Central Vac:</b> N                          | <b>UFFI:</b>   | <b>Water Supply Type:</b>                        |
| <b>Apx Age:</b>                                | <b>Pool:</b> None  | <b>Sewer:</b> Sewers                             |
| <b>Apx Sqft:</b> 1100-1500                     | <b>Prop Feat:</b>  | <b>Waterfront:</b>                               |
| <b>Roof:</b> Unknown                           | <b>Interior Feat:</b> Carpet Free, Water Purifier, Water Treatment | <b>Retirement:</b>                               |
| <b>Foundation:</b> Unknown                     |  | <b>HST Applicable to:</b> Included In Sale Price |
| <b>Assessment:</b> POTL:                       |  | <b>Farm/Agr:</b>                                 |
| <b>POTL Mo Fee:</b>                            |  | <b>Oth Struct:</b>                               |
| <b>Laundry lev:</b> Lower                      |  | <b>Survey Type:</b> Unknown                      |
|  |  | <b>Spec Desig:</b> Unknown                       |

**Topography:** Flat

| # | Room      | Level | Length (ft) | Width (ft) | Description       |                                      |
|---|-----------|-------|-------------|------------|-------------------|--------------------------------------|
| 1 | Living    | Main  | 9.68        | x 12.01    | Hardwood Floor    | O/Looks Frontyard                    |
| 2 | Dining    | Main  | 10.33       | x 11.32    | Hardwood Floor    | Window                               |
| 3 | Kitchen   | Main  | 13.32       | x 9.25     | Eat-In Kitchen    | Family Size Kitchen O/Looks Backyard |
| 4 | Prim Bdrm | 2nd   | 13.32       | x 10.01    | Bay Window        | Hardwood Floor                       |
| 5 | 2nd Br    | 2nd   | 10.5        | x 11.32    | Hardwood Floor    | Window                               |
| 6 | 3rd Br    | 2nd   | 8.01        | x 9.32     | Hardwood Floor    | O/Looks Backyard                     |
| 7 | Laundry   | Lower | 13.32       | x 10.99    | W/O To Yard       | Above Grade Window                   |
| 8 | 4th Br    | Lower | 10.83       | x 15.85    | Combined W/Living | Closet Window                        |
| 9 | Other     | Lower | 7.74        | x 8.76     |                   |                                      |

**Client Remarks:** Your chance to plant roots in one of Toronto's most vibrant and close-knit neighbourhoods. This semi-detached two-storey home offers 3 + 1 bedrooms, 2 bathrooms, and parking for two cars in a solid concrete block rear garage, all just north of St Clair West and south of Rogers Road. With a newer roof (2022), heat and cooling installed in 2016 and a practical floor plan, the home is ready for reinvention. Whether you're taking your first step into homeownership or planning your next renovation project, this property delivers rare flexibility and value in today's challenging market. The basement includes a walk-out, separate bedroom and bath, adding potential for a private suite or extended family space. The surrounding Corso Italia community offers an energetic mix of cafes, restaurants, parks, and transit - all within easy reach. A straightforward, affordable way to invest in your future and shape a home that truly reflects you. This is more than a renovation project; it's an opening, a way to own freehold space at a time when affordability is elusive. Offers to be reviewed Wed. Nov. 12th.

**Inclusions:** Electric light fixtures, Fridge, Stove, Washer, Dryer, (all sold in as is condition).

**Listing Contracted With:** FREEMAN REAL ESTATE LTD. 416-535-3103



|   |   |  |  |   |   |  |   |
|---|---|--|--|---|---|--|---|
| <b>1945 Dufferin St</b><br><b>Toronto Ontario M6E 3P8</b><br>Toronto C03 Oakwood Village Toronto<br><b>Taxes:</b> \$3,980/2024<br><b>Sold Date:</b> 11/19/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 182  |   |  |  | <b>Sold:</b> \$715,000<br><b>List:</b> \$729,000<br><b>For:</b> Sale <b>% Dif:</b> 98   |   |  |   |
| <b>Semi-Detached</b><br><b>Link:</b><br>2-Storey  |   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>19.67 x 115 Feet<br><b>Irreg:</b><br><b>Dir/Cross St:</b> Dufferin/Rogers Road <b>Directions:</b> South East   | <b>Rms:</b> 6 + 3<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x3x2nd, 1x3xBsmt  |   |   |  |   |
| <b>MLS#:</b> W12164312 <b>PIN#:</b> 104750807<br><b>Legal:</b> PT LT 14 PL 1381D TORONTO; PT LT 15 PL 1381D TORONTO AS IN CT421296; S/T & T/W CT421296; TORONTO, CITY OF TORONTO  |   |  |  |   |   |  |   |
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Separate Entrance / Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> 2024 POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower  |   | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Park/Drive:</b> Mutual<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum<br><b>Exterior Feat:</b> Patio, Porch<br><b>Interior Feat:</b> Auto Garage Door<br>Remote, Central Vacuum | <b>Zoning:</b><br>Single Family Residential Dwelling<br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |   |   |  |   |
| <b>#</b><br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10<br>11<br>12   | <b>Room</b><br>Living<br>Dining<br>Kitchen<br>Prim Bdrm<br>2nd Br<br>3rd Br<br>Bathroom<br>Family<br>Dining<br>Kitchen<br>Laundry<br>Bathroom | <b>Level</b><br>Main<br>Main<br>Main<br>2nd<br>2nd<br>2nd<br>2nd<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt   | <b>Length (ft)</b><br>12.53<br>12.8<br>12.14<br>14.11<br>11.61<br>8.86<br>8.04<br>10.17<br>12.2<br>6.2<br>10.17<br>4.92  | <b>Width (ft)</b><br>x 9.84<br>x 9.12<br>x 11.15<br>x 12.8<br>x 9.45<br>x 11.48<br>x 6.1<br>x 7.22<br>x 8.86<br>x 10.5<br>x 5.58<br>x 4.2 | <b>Description</b><br>Broadloom<br>Broadloom<br>Ceramic Floor<br>Hardwood Floor<br>Hardwood Floor<br>Hardwood Floor<br>3 Pc Bath<br>Tile Floor<br>Tile Floor<br>Tile Floor<br>Tile Floor<br>3 Pc Bath | Combined W/Dining<br>Combined W/Living<br>B/I Ctr-Top Stove<br>Closet<br>Double Closet<br>Closet<br>Ceramic Floor<br>Tile Floor<br>Ceramic Floor | O/Looks Frontyard<br>Window<br>W/O To Patio |
| <b>Client Remks:</b> Great location and excellent area near St. Clair shops/restaurants/TTC. This home Needs TLC and Renovations and is in original condition but has great potential. Good size home with large principal rooms. Wonderful veranda in front and beautiful W/O from kitchen to large covered patio in rear to enjoy. Large oversized amazing brick/block single car garage. Separate basement entrance to rear. This Property/home and all fixtures/ chattels is being sold in "as is where is condition" as Estate Sale. |   |  |  |   |   |  |   |
| <b>Inclusions:</b> GB&E, 2 fridges, built in counter top stove, 1 gas stove, washer, air conditioner, garage door opener and remote, all window coverings, all light fixtures, central vacuum system, and all other permanent fixtures attached to the property.  |   |  |  |   |   |  |   |
| <b>Listing Contracted With:</b> LIUT, S., REALTY LIMITED 416-787-0169   |   |  |  |   |   |  |   |



|   |                         |                               |                        |
|---|-------------------------|-------------------------------|------------------------|
| <b>1516 Davenport Rd<br/>Toronto Ontario M6H 2H8</b>  |                         |                               | <b>Sold: \$750,000</b> |
| Toronto W03 Corso Italia-Davenport Toronto  |                         |                               | <b>List: \$799,000</b> |
| <b>Taxes:</b> \$4,245.51/2025   | <b>For:</b> Sale        |                               | <b>% Dif:</b> 94       |
| <b>Sold Date:</b> 11/21/2025  |                         |                               |                        |
| <b>SPIS:</b> N  | <b>Last Status:</b> SLD | <b>DOM:</b> 18                |                        |
| Semi-Detached   | <b>Fronting On:</b> N   | <b>Rms:</b> 6 + 3             |                        |
| <b>Link:</b>  | <b>Acreage:</b>         | <b>Bedrooms:</b> 3            |                        |
| 2-Storey  | 24.17 x 100 Feet        | <b>Washrooms:</b> 3           |                        |
|   | <b>Irreg:</b>           | 1x3x2nd, 1x3xMain, 1x3xGround |                        |
| <b>Dir/Cross St:</b> Davenport Rd / Lansdowne Ave. <b>Directions:</b> Davenport Rd / Lansdowne Ave. |                         |                               |                        |

**MLS#:** W12503360

**PIN#:** 213150183

**Legal:** PT LT 199-200 PL 1360 TORONTO AS IN CA724274; S/T & T/W CA724274; CITY OF TORONTO

|  |  |                                       |
|--|--|---------------------------------------|
| <b>Kitchens:</b> 3                             | <b>Exterior:</b> Alum Siding / Brick           | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> Y                               | <b>Gar/Gar Spcs:</b> None / 0                  | <b>Cable TV:</b>                      |
| <b>Basement:</b> Apartment / Separate Entrance | <b>Park/Drive:</b> Private                     | <b>Gas:</b>                           |
| <b>Fireplace/Stv:</b> N                        | <b>Drive:</b> Available, Boulevard, Front Yard | <b>Water:</b> Municipal               |
| <b>Heat:</b> Heat Pump / Gas                   | Parking, Private                               | <b>Water Supply Type:</b>             |
| <b>A/C:</b> Central Air                        | <b>Drive Park Spcs:</b> 1                      | <b>Sewer:</b> Sewers                  |
| <b>Central Vac:</b> N                          | <b>Tot Prk Spcs:</b> 1                         | <b>Waterfront:</b>                    |
| <b>Apx Age:</b>                                | <b>UFFI:</b>                                   | <b>Retirement:</b>                    |
| <b>Apx Sqft:</b> 1500-2000                     | <b>Pool:</b> None                              | <b>HST Applicable to:</b> Included In |
| <b>Lot Size Source:</b> GeoWarehouse           | <b>Prop Feat:</b> Family Room                  | <b>Sale Price:</b>                    |
| <b>Roof:</b> Unknown                           | <b>Interior Feat:</b> Primary Bedroom - Main   | <b>Farm/Agr:</b>                      |
| <b>Foundation:</b> Unknown                     | Floor, Storage                                 | <b>Oth Struct:</b>                    |
| <b>Assessment:</b> <b>POTL:</b>                |  | <b>Survey Type:</b> Unknown           |
| <b>POTL Mo Fee:</b>                            |  | <b>Spec Desig:</b> Unknown            |
| <b>Laundry lev:</b>                            |  |                                       |

| #  | Room    | Level  | Length (ft) | Width (ft) | Description        |              |             |
|----|---------|--------|-------------|------------|--------------------|--------------|-------------|
| 1  | Living  | Main   | 10.43       | x 10.83    | Laminate           |              |             |
| 2  | Dining  | Main   | 11.32       | x 13.25    | Combined W/Kitchen | Laminate     | W/O To Yard |
| 3  | Kitchen | Main   | 11.32       | x 13.25    | Combined W/Dining  |              |             |
| 4  | Br      | Main   | 12.34       | x 10.99    | French Doors       | Large Window | Closet      |
| 5  | Living  | 2nd    | 9.84        | x 15.16    |                    |              |             |
| 6  | Kitchen | 2nd    | 8.76        | x 10.33    |                    |              |             |
| 7  | Br      | 2nd    | 12.5        | x 9.32     |                    |              |             |
| 8  | Rec     | Lower  | 9.84        | x 10.33    | Combined W/Kitchen | Tile Floor   |             |
| 9  | Kitchen | Lower  | 14.01       | x 9.68     | Tile Floor         |              |             |
| 10 | Living  | Lower  | 14.01       | x 9.68     | Tile Floor         |              |             |
| 11 | Br      | Lower  | 7.15        | x 9.84     | Tile Floor         | Closet       |             |
| 12 | Office  | Ground | 11.15       | x 7.68     | French Doors       | Broadloom    |             |

**Client Remarks:** Priced for a Quick Sale ... Newly renovated Duplex featuring 3 x 1-bedroom in the highly sought-after Corsoltalia - Davenport neighbourhood with stunning city views! This turnkey investment offers three bright, spacious units, all leased to excellent tenants (young professionals) with strong financials and great ROI - an ideal opportunity for investors seeking solid income and long-term growth. Recent Upgrades: New furnace (2025) - Roof (2014) - 25-year shingles, 15-year labour warranty (transferable to new owner); Water heater owned. Second Floor - Elevated perch with views and abundant natural light. Main Floor - Bright 1-bedroom with exclusive access to a 3-level backyard oasis with multiple terraces, fire pit (closed), and breathtaking city views from the top of the back yard. Ground Floor - 1-bedroom with parking. Units come with Ensuite Laundry. Steps to public transit, shops, cafes, and restaurants - only 15 minutes to Downtown Toronto. Very motivated seller, and great opportunity for investors.

**Inclusions:** 3 Fridges, 3 Stoves, 3 Washer, 2 Dryer, 2 Dishwashers, 1 Water Heater Owned - all as is.

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



|  |                                       |                               |  |
|--|---------------------------------------|-------------------------------|--|
| <b>1812 Dufferin St<br/>Toronto Ontario M6E 3P6</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$3,891.09/2025<br><b>Sold Date:</b> 09/01/2025<br><b>SPIS:</b> N |                                       |                               | <b>Sold:</b> \$850,000<br><b>List:</b> \$819,000 |
| Semi-Detached  | <b>Fronting On:</b> W                 | <b>Rms:</b> 5 + 2             |  |
| <b>Link:</b><br>2-Storey   | <b>Acreage:</b><br>109.35 x 15.3 Feet | <b>Bedrooms:</b> 3            | <b>Washrooms:</b> 3                              |
|  | <b>Irreg:</b>                         | 1x2xGround, 1x4x2nd, 1x4xBsmt |  |
| <b>Dir/Cross St:</b> Dufferin/St Clair W <b>Directions:</b> North of St Clair W  |                                       |                               |  |

**MLS#:** W12371284

**PIN#:** 213180467

**Legal:** PT LT 6 W/S DUFFERIN ST PL 1377 TORONTO (WYCHWOOD, BRACKENDALE AND 109.35 DOVERCOURT) AS IN WH129599; S/T WH129599 & T/W CA447868; TORONTO, CITY OF TORONTO

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1 + 1                        | <b>Exterior:</b> Brick   | <b>Zoning:</b>                               |
| <b>Fam Rm:</b> N                              | <b>Gar/Gar Spcs:</b> None / 0  | <b>Cable TV:</b>                             |
| <b>Basement:</b> Finished / Separate Entrance | <b>Park/Drive:</b> Other   | <b>Gas:</b>                                  |
| <b>Fireplace/Stv:</b> N                       | <b>Drive:</b> Other  | <b>Water:</b> Municipal                      |
| <b>Heat:</b> Forced Air / Gas                 | <b>Drive Park Spcs:</b> 2  | <b>Water Supply Type:</b>                    |
| <b>A/C:</b> Central Air                       | <b>Tot Prk Spcs:</b> 2   | <b>Sewer:</b> Sewers                         |
| <b>Central Vac:</b> N                         | <b>UFFI:</b>   | <b>Waterfront:</b> None                      |
| <b>Apx Age:</b>                               | <b>Pool:</b> None  | <b>Retirement:</b>                           |
| <b>Apx Sqft:</b> 1100-1500                    | <b>Prop Feat:</b> Arts Centre, Library, Park, Public Transit, Rec Centre, School | <b>Under Contract:</b> Hot Water Heater      |
| <b>Roof:</b> Shingles                         | <b>Exterior Feat:</b> Paved Yard, Porch  | <b>HST Applicable to:</b> Not Subject to HST |
| <b>Foundation:</b> Unknown                    | <b>Interior Feat:</b> Carpet Free  | <b>Sale Price:</b>                           |
| <b>Assessment:</b> <b>POTL:</b>               |  | <b>Farm/Agr:</b>                             |
| <b>POTL Mo Fee:</b>                           |  | <b>Oth Struct:</b> Fence - Full              |
| <b>Laundry lev:</b> Lower                     |  | <b>Survey Type:</b> Unknown                  |
|   |  | <b>Spec Desig:</b> Unknown                   |

**Waterfront:** None

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |                   |
|---|-----------|--------|-------------|------------|----------------|-------------------|
| 1 | Living    | Ground | 0           | 0          | Hardwood Floor | Bay Window        |
| 2 | Dining    | Ground | 0           | 0          | Hardwood Floor | Combined W/Living |
| 3 | Kitchen   | Ground | 0           | 0          | Tile Floor     | Eat-In Kitchen    |
| 4 | Prim Bdrm | 2nd    | 0           | 0          | Hardwood Floor | Bay Window        |
| 5 | 2nd Br    | 2nd    | 0           | 0          | Hardwood Floor | Closet            |
| 6 | 3rd Br    | 2nd    | 0           | 0          | Hardwood Floor | Window            |
| 7 | Kitchen   | Bsmt   | 0           | 0          | Tile Floor     | Window            |
| 8 | Rec       | Bsmt   | 0           | 0          | Walk-Out       | Tile Floor        |

**Client Remks:** Welcome to 1812 Dufferin Street a fantastic opportunity to own a 3-bedroom home in one of Toronto's most vibrant and culturally rich neighbourhoods! Just steps from St. Clair Avenue, enjoy unbeatable convenience with TTC streetcar and bus routes at your doorstep. This home features a functional layout with 3 bedrooms, a finished basement complete with a second kitchen, and a separate entrance perfect for extended family or income potential. Recent upgrades include new high-efficiency vinyl windows, new roof (2024) with 25-year warranty, new hardwood flooring in upstairs bedrooms, new house drain system connected to city sewer, and an upgraded electrical system, giving you peace of mind as you add your personal touches. Enjoy two parking spots and a paved backyard, ideal for low-maintenance outdoor living, summer BBQs, and entertaining guests. Located in the heart of Corso Italia, you'll love being surrounded by trendy cafes, authentic restaurants, boutique shops, and community amenities. Families will appreciate proximity to reputable schools, daycares, and the Joseph J. Piccininni Community Centre, while outdoor lovers will enjoy nearby Earlscourt Park for sports, playgrounds, and green space. Grocery stores, markets, and everyday conveniences are all within easy reach. Don't miss this rare chance to own in a high-demand location where urban convenience meets neighbourhood charm. Perfect for first-time buyers, renovators, or investors looking for a home with income potential in a prime Toronto community!

**Inclusions:** All ELF, any window coverings, Washer/Dryer

**Listing Contracted With:** HARLOWE REALTY CORPORATION 647-347-8055



**93 Nairn Ave**  
**Toronto Ontario M6E 4G9**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$3,227.06/2024

**For:** Sale

**Sold:** \$800,000  
**List:** \$819,900

**Sold Date:** 10/16/2025

**% Dif:** 98

**SPIS:** N

**Last Status:** SLD

**DOM:** 1

Semi-Detached

**Fronting On:** E

**Rms:** 7 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

20 x 80 Feet

**Washrooms:** 2

**Irreg:**

1x4xBsmt, 1x4x2nd

**Dir/Cross St:** Dufferin and St Clair **Directions:** St Clair

**MLS#:** W12462415

**PIN#:** 213180139

**Legal:** PT LT 1 N/S ASCOT AV BLK H PL 918 TORONTO (WYCHWOOD)

|   |                                   |                                      |
|---|-----------------------------------|--------------------------------------|
| <b>Kitchens:</b> 2                      | <b>Exterior:</b> Brick            | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> N                        | <b>Gar/Gar Spcs:</b> None / 0     | <b>Cable TV:</b>                     |
| <b>Basement:</b> Finished with Walk-Out | <b>Park/Drive:</b> None           | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y                 | <b>Drive:</b> None                | <b>Water:</b>                        |
| <b>Heat:</b> Forced Air / Gas           | <b>Drive Park Spcs:</b> 0         | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air                 | <b>Tot Prk Spcs:</b> 0            | <b>Sewer:</b>                        |
| <b>Central Vac:</b> N                   | <b>UFFI:</b>                      | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>                         | <b>Pool:</b> None                 | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 700-1100               | <b>Prop Feat:</b> Fireplace/Stove | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Other                      | <b>Interior Feat:</b> None        | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Other                |                                   | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> POTL:                |                                   | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>                     |                                   | <b>Survey Type:</b> Unknown          |
| <b>Laundry lev:</b>                     |                                   | <b>Spec Desig:</b> Unknown           |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |           |
|---|-----------|-------|-------------|------------|----------------|-----------|
| 1 | Family    | Main  | 36.09       | x 36.09    | Hardwood Floor | Window    |
| 2 | Dining    | Main  | 39.37       | x 32.81    | Hardwood Floor | Window    |
| 3 | Kitchen   | Main  | 3.28        | x 3.28     | Window         |           |
| 4 | Kitchen   | Upper | 34.45       | x 31.17    | Hardwood Floor | Window    |
| 5 | 2nd Br    | Upper | 36.09       | x 32.81    | Hardwood Floor | Window    |
| 6 | Prim Bdrm | Upper | 41.01       | x 50.85    | Hardwood Floor | Window    |
| 7 | Mudroom   | Main  | 22.97       | x 22.97    | Window         | Fireplace |

**Client Remarks:** Situated in a vibrant, family-friendly community, this charming brick home has been meticulously cared for over the years. Conveniently located within walking distance to Dufferin and St. Clair, with easy access to schools, parks, and transit. Currently configured as a 2+1 bedroom, the layout can easily be converted into a 3-bedroom family home. Features include a sun-filled west facing front porch/backyard and a separate basement entrance, offering excellent potential for first-time buyers, families, investors, or developers.

**Inclusions:** ALL ELFS, ALL EXISTING APPLIANCES/WINDOW COVERINGS

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-699-9292



|   |  |                    |  |
|---|--|--------------------|--|
| <b>1011A St Clarens Ave</b><br><b>Toronto Ontario M6H 3X8</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,370/2024 <b>For:</b> Sale <b>% Dif:</b> 106<br><b>Sold Date:</b> 08/19/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 12 |  |                    | <b>Sold:</b> \$902,000<br><b>List:</b> \$849,900 |
| Att/Row/Twnhouse  | <b>Fronting On:</b> E                  | <b>Rms:</b> 7 + 2  |  |
| <b>Link:</b><br>2-Storey  | <b>Acreage:</b><br>13.08 x 132.83 Feet | <b>Bedrooms:</b> 3 | <b>Washrooms:</b> 2                              |
| <b>Dir/Cross St:</b> Davenport Rd & St Clarens Ave <b>Directions:</b> Davenport Rd & St Clarens Ave   |  |                    | 1x4x2nd, 1x3xBsmt                                |

**MLS#:** W12329919

**PIN#:** 213240576

**Legal:** PT LT 51 PL 979 Wychwood Bracondale Dovercourt as in CT515747; S/T Execution. 90-001101, if enforceable; City of Toronto

|   |  |                                      |
|---|--|--------------------------------------|
| <b>Kitchens:</b> 1  | <b>Exterior:</b> Brick                               | <b>Zoning:</b> Residential           |
| <b>Fam Rm:</b> N  | <b>Gar/Gar Spcs:</b> Detached / 1                    | <b>Cable TV:</b> Hydro               |
| <b>Basement:</b> Separate Entrance / Finished with Walk-Out | <b>Park/Drive:</b>                                   | <b>Gas:</b> Phone                    |
| <b>Fireplace/Stv:</b> N                                     | <b>Drive:</b>  | <b>Water:</b> Municipal              |
| <b>Heat:</b> Forced Air / Gas                               | <b>Drive Park Spcs:</b> 0                            | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air                                     | <b>Tot Prk Spcs:</b> 1                               | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> N                                       | <b>UFFI:</b>   | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>   | <b>Pool:</b> None                                    | <b>Retirement:</b>                   |
| <b>Year Built:</b> 1910                                     | <b>Prop Feat:</b>                                    | <b>HST Applicable to</b> Included In |
| <b>Yr Built Source:</b> MPAC                                | <b>Interior Feat:</b> Carpet Free, In-Law Capability | <b>Sale Price:</b>                   |
| <b>Apx Sqft:</b> 700-1100                                   |  | <b>Farm/Agr:</b>                     |
| <b>Lot Size Source:</b> MPAC                                |  | <b>Oth Struct:</b>                   |
| <b>Roof:</b> Asphalt Shingle                                |  | <b>Survey Type:</b> None             |
| <b>Foundation:</b> Unknown                                  |  | <b>Spec Desig:</b> Unknown           |
| <b>Assessment:</b> POTL:                                    |  |                                      |
| <b>POTL Mo Fee:</b>   |  |                                      |
| <b>Laundry lev:</b>   |  |                                      |

| # | Room      | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|-------------|
| 1 | Living    | Main  | 12.07       | x 14.8     |             |
| 2 | Dining    | Main  | 8.46        | x 11.12    |             |
| 3 | Kitchen   | Main  | 10.27       | x 13.68    |             |
| 4 | Prim Bdrm | 2nd   | 12.07       | x 14.17    |             |
| 5 | 2nd Br    | 2nd   | 7.32        | x 11.94    |             |
| 6 | 3rd Br    | 2nd   | 10.27       | x 7.41     |             |
| 7 | Bathroom  | 2nd   | 6.99        | x 5.15     |             |
| 8 | Rec       | Bsmt  | 11.15       | x 39.73    |             |
| 9 | Bathroom  | Bsmt  | 5.58        | x 7.38     |             |

**Client Remarks:** Rare opportunity to move into much sought after Corso Italia neighbourhood just steps to St. Clair West. Award winning restaurants, cafe's, bakeries, schools, Earlscourt park, dog trails, splash pad, playground, recreational activities. Meticulously maintained two storey townhouse from home owner of over 45 years! Featuring three bedrooms, two bathrooms and front elevation separate basement entrance to a studio apartment. Large covered front porch. Open concept living/dining room combination with large picture windows, high ceilings, french door. Huge eat-in kitchen with stainless steel appliances, ample cabinetry, convenient mud room for backyard/garage access and built in coat closet. Three spacious bedrooms with upgraded hardwood flooring, windows providing ample natural light, , built in closets and access to quaint rooftop balcony to enjoy a morning coffee. Lower level is completely finished with an extra large recreation room, three piece bath with separate shower stall, cold storage room, laundry facilities and full ceiling height. European style yard with large patio and grapevine arbour and perennials. Situated on a 132 foot deep lot with a access to a single car garage with ample storage space.

**Inclusions:** All Window Coverings and Blinds, All Electric Light Fixtures, All S/S Appliances, Washer, Dryer, Electric Garage Remotes

**Listing Contracted With:** CENTURY 21 MILLENNIUM INC. 905-450-8300



|  |                                     |                        |  |
|--|-------------------------------------|------------------------|--|
| <b>276 Oakwood Ave</b><br><b>Toronto Ontario M6E 2V6</b><br>Toronto C03 Oakwood Village Toronto<br><b>Taxes:</b> \$5,882/2024<br><b>Sold Date:</b> 10/31/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 10 |                                     |                        | <b>Sold:</b> \$1,107,000<br><b>List:</b> \$879,000 |
| Semi-Detached  | <b>Fronting On:</b> W               | <b>Rms:</b> 6 + 2      |  |
| <b>Link:</b><br>2-Storey   | <b>Acreage:</b><br>26.42 x 107 Feet | <b>Bedrooms:</b> 3 + 1 | <b>Washrooms:</b> 2                                |
|  | <b>Irreg:</b>                       | 1x3x2nd, 1x3xBsmt      |  |
| <b>Dir/Cross St:</b> St Clair Ave W & Oakwood<br><b>Directions:</b> North of Earnscliffe Rd between Robina Ave & Glenholme Ave   |                                     |                        |  |

MLS#: C12475948

Legal: Pt Blk X PI 2118, TWP of York CY581414

PIN#: 104730495

|                                       |   |                           |                       |
|---------------------------------------|---|---------------------------|-----------------------|
| <b>Kitchens:</b> 1 + 1                | <b>Exterior:</b> Brick  | <b>Zoning:</b>            |                       |
| <b>Fam Rm:</b> N                      | <b>Gar/Gar Spcs:</b> Detached / 0                                 | <b>Cable TV:</b>          | <b>Hydro:</b>         |
| <b>Basement:</b> Apartment / Finished | <b>Park/Drive:</b> Private  | <b>Gas:</b>               | <b>Phone:</b>         |
| <b>Fireplace/Stv:</b> Y               | <b>Drive:</b> Private   | <b>Water:</b>             | Municipal             |
| <b>Heat:</b> Forced Air / Gas         | <b>Drive Park Spcs:</b> 3   | <b>Water Supply Type:</b> |                       |
| <b>A/C:</b> Central Air               | <b>Tot Prk Spcs:</b> 3  | <b>Sewer:</b>             | Sewers                |
| <b>Central Vac:</b> N                 | <b>UFFI:</b>  | <b>Waterfront:</b>        |                       |
| <b>Apx Age:</b>                       | <b>Pool:</b> None   | <b>Retirement:</b>        |                       |
| <b>Year Built:</b> 1942               | <b>Prop Feat:</b> Fireplace/Stove                                 | <b>Under Contract:</b>    | Tankless Water Heater |
| <b>Yr Built Source:</b> MPAC          | <b>Interior Feat:</b> Sump Pump, Carpet Free, Upgraded Insulation | <b>HST Applicable to</b>  | Included In           |
| <b>Apx Sqft:</b> 1100-1500            |   | <b>Sale Price:</b>        |                       |
| <b>Lot Size Source:</b> MPAC          |   | <b>Farm/Agr:</b>          |                       |
| <b>Roof:</b> Shingles                 |   | <b>Oth Struct:</b>        |                       |
| <b>Foundation:</b> Unknown            |   | <b>Survey Type:</b>       | None                  |
| <b>Assessment:</b> 2025 <b>POTL:</b>  |   | <b>Spec Desig:</b>        | Unknown               |
| <b>POTL Mo Fee:</b>                   |   |                           |                       |
| <b>Laundry lev:</b> Upper             |   |                           |                       |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                   |                      |
|---|-----------|-------|-------------|------------|----------------|-------------------|----------------------|
| 1 | Living    | Main  | 15.16       | x 10.99    | Hardwood Floor | Fireplace         | Open Concept         |
| 2 | Dining    | Main  | 14.01       | x 8.5      | Hardwood Floor | W/O To Deck       | B/I Shelves          |
| 3 | Kitchen   | Main  | 14.01       | x 8.6      | Modern Kitchen | Centre Island     | Stainless Steel Appl |
| 4 | Prim Bdrm | 2nd   | 12.01       | x 10.24    | Hardwood Floor | W/I Closet        | Closet Organizers    |
| 5 | Br        | 2nd   | 10.33       | x 8.76     | Hardwood Floor | W/W Closet        | Closet Organizers    |
| 6 | Br        | 2nd   | 14.01       | x 8.17     | Hardwood Floor | Double Closet     | Closet Organizers    |
| 7 | Living    | Lower | 12.07       | x 16.67    | Vinyl Floor    | Combined W/Dining | Window               |
| 8 | Br        | Lower | 8.99        | x 12.99    | Open Concept   | Vinyl Floor       | Combined W/Laundry   |

**Client Remarks:** Polished, practical...and seconds to Porzias! PERFECTION for all you first-timers looking for superior style and endless versatility in one of Toronto's next hot pockets. A seriously beautiful re-done semi loaded with high-end finishes - we are talking Fisher Paykel and Miele appliances, limewashed walls, micro-cement details, and custom built-ins and storage solutions that spark joy (and maybe some envy from your friends). Practical upgrades include all new electrical and plumbing, soundproofing drywall and insulation on the party wall, new roof, basement waterproofing with sump pump, and new concrete slab in the basement. The bright, nearly-at-grade lower garden level is a showstopper - flooded with natural light and ready to be a potential income generating suite which is just as easily part of the main house again if you needed it to be. Park your car(s)! in a private driveway and take transit everywhere you need it. Seconds from all the new hot spots: Primrose Bagels, Oakwood Espresso and tasty Porzia's...right down the street. This is so delicious, you're going to want to take a bite out of it immediately. Tell your friends, this is the one!

**Inclusions:** Fisher Paykel Fridge, Fisher Paykel gas stove, Hoodfan, Fisher Paykel Dishwasher, Electrical Light Fixtures, Miele Stacked washer & ventless dryer, Washer & dryer in basement, Curtains & Rods, Built-in shelves, Closet systems in second flr bedrooms, 2 A/C & heat wall units, BBQ, BBQ gas hook-up, EV charger, TV mounts (avail)

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



|  |   |   |  |
|--|---|---|--|
| <b>34 O'Leary Ave</b><br><b>Toronto Ontario M6E 1L4</b><br>Toronto C03 Oakwood Village Toronto<br><b>Taxes:</b> \$3,521.59/2025<br><b>Sold Date:</b> 08/24/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 40 |   |   | <b>Sold:</b> \$857,500<br><b>List:</b> \$879,999 |
| <b>Semi-Detached</b><br><b>Link:</b><br>2-Storey   | <b>Fronting On:</b> N<br><b>Acreage:</b><br>19.02 x 46.38 Feet<br><b>Irreg:</b> | <b>For:</b> Sale<br><b>Rms:</b> 5 + 1<br><b>Bedrooms:</b> 2<br><b>Washrooms:</b> 2<br>1x3xBsmt, 1x4x2nd | <b>% Dif:</b> 97                                 |
| <b>Dir/Cross St:</b> Oakwood & Rogers <b>Directions:</b> Oakwood/ Rogers   |   |   |  |

MLS#: C12287131

PIN#: 104560087

Legal: PT LT 8 PL 400 TWP OF YORK AS IN CA708669 S/T & T/W CA708669; TORONTO (YORK) , CITY OF TORONTO

|  |   |  |   |
|--|---|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Separate Entrance / Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Year Built:</b> 1913<br><b>Apx Sqft:</b> 700-1100<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Unknown<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b> None<br><b>Drive:</b> None<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum<br><b>Interior Feat:</b> Carpet Free, Central Vacuum, Sump Pump, Storage | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b><br><b>Phone:</b><br><b>Municipal</b><br><b>Sewers</b> |
|--|---|--|---|

| # | Room      | Level | Length (ft) | Width (ft) | Description  |                  |
|---|-----------|-------|-------------|------------|--------------|------------------|
| 1 | Living    | Main  | 14.6        | x 11.75    | Pot Lights   | Open Concept     |
| 2 | Dining    | Main  | 14.99       | x 7.94     | Window       | Pot Lights       |
| 3 | Kitchen   | Main  | 7.22        | x 7.45     | W/O To Porch | O/Looks Backyard |
| 4 | Breakfast | Main  | 14.99       | x 7.94     | Pot Lights   | Breakfast Bar    |
| 5 | Prim Bdrm | 2nd   | 14.37       | x 12.11    | Pot Lights   | Bay Window       |
| 6 | 2nd Br    | 2nd   | 9.97        | x 8.83     | Window       | O/Looks Backyard |
| 7 | Rec       | Bsmt  | 16.31       | x 14.93    | Tile Floor   | Pot Lights       |
| 8 | Laundry   | Bsmt  | 10.27       | x 6.73     | W/O To Yard  | Unfinished       |
| 9 | Other     | Bsmt  | 8.43        | x 7.74     | Tile Floor   | Pot Lights       |

**Client Remarks:** Looking to upgrade from condo living or purchase your first home? This beautifully updated semi-detached home in the heart of the city, blending style, function, and comfort in every detail is just the one for you. The open-concept living and dining area is perfect for both relaxing and entertaining, featuring warm natural light and seamless flow. The spacious kitchen boasts a breakfast bar and a separate prep area, with a convenient walk-out to a covered porch ideal for outdoor dining, year-round enjoyment, morning coffee, and relaxing evenings outdoors. Step into the private, fully fenced backyard your own quiet retreat perfect for BBQs, and is ideal for kids, pets, or simply enjoying some fresh air. Inside, smart home features like a Nest thermostat and smart locks provide modern convenience and peace of mind. Upstairs, the large primary bedroom provides a peaceful retreat with room to grow, while the finished basement features a versatile rec room and additional workspace, perfect for working from home or hobbies. This move-in ready home is ideal for young families, first time buyers, or professionals seeking a turn-key property in a welcoming neighbourhood.

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

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-485-2299



|  |   |   |
|--|---|---|
| <b>256 Harvie Ave</b><br><b>Toronto Ontario M6E 4K6</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,637.64/2025<br><b>Sold Date:</b> 10/08/2025<br><b>SPIS:</b> N |   | <b>Sold:</b> \$928,000<br><b>List:</b> \$899,900<br><b>For:</b> Sale<br><b>% Dif:</b> 103<br><b>Last Status:</b> SLD<br><b>DOM:</b> 15                          |
| Semi-Detached<br><b>Link:</b><br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>18.33 x 128 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x4xBsmt<br><b>Dir/Cross St:</b> Harvie/St.Clair <b>Directions:</b> Harvie/St. Clair |

**MLS#:** W12425135

**PIN#:** 213190172

**Legal:** Pt Lt 97 PI 1381 Toronto as in CT 414838; Toronto

|  |   |   |
|--|---|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Partially Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Year Built:</b> 1925<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1.5<br><b>Park/Drive:</b><br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat: Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--|---|---|

|   |           |      |       |         |                      |
|---|-----------|------|-------|---------|----------------------|
| <b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b> |           |      |       |         |                      |
| 1   | Living    | Main | 12.14 | x 10.17 | Picture Window       |
| 2   | Dining    | Main | 12.14 | x 8.86  | Window               |
| 3   | Kitchen   | Main | 12.14 | x 10.83 | Stainless Steel Appl |
| 4   | Prim Bdrm | 2nd  | 12.14 | x 10.83 | Hardwood Floor       |
| 5   | 2nd Br    | 2nd  | 12.14 | x 8.86  | Hardwood Floor       |
| 6   | 3rd Br    | 2nd  | 7.87  | x 7.55  | Hardwood Floor       |

**Client Remarks:** Great value! Welcome to 256 Harvie Avenue, a beautifully maintained 3 bedroom 2 bathroom home in the heart of Corso Italia - one of Toronto's most vibrant and sought after neighbourhoods. This charming carpet free residence offers a bright and functional layout, featuring a spacious living and dining area, updated kitchen with modern finishes, generous bedrooms ideal for families or professionals alike. Located just steps from St. Clair West, this home places you within walking distance of trendy cafes, authentic bakeries, boutique shops, restaurants, schools, parks, and the St. Clair streetcar - offering both lifestyle and convenience. Partially finished basement with 4 pc bathroom. Backyard with laneway access and 1.5 car garage. Don't miss this opportunity to own a home in one of Toronto's most culturally rich and family-friendly communities.

**Inclusions:** All existing light fixtures, existing stainless steel fridge, stove, washer and dryer. All appliances in as in condition.

**Listing Contracted With:** RE/MAX PREMIER INC. 416-987-8000



**12 Earlscourt Ave**  
**Toronto Ontario M6E 4A6**  
 Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,803.53/2025      **For:** Sale      **Sold:** \$880,000  
**Sold Date:** 07/21/2025      **List:** \$899,999      **% Dif:** 98

**SPIS:** N      **Last Status:** SLD      **DOM:** 12  
 Semi-Detached      **Fronting On:** W      **Rms:** 6 + 1  
**Link:**      **Acreage:**      **Bedrooms:** 3  
 2-Storey      18.12 x 128 Feet      **Washrooms:** 2  
**Irrig:**      1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Dufferin & St. Clair      **Directions:** Dufferin & St. Clair

**MLS#:** W12274393

**Legal:** PT LT 8 BLK C PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA213422; TORONTO, CITY OF TORONTO

|                               |                                       |                                       |
|-------------------------------|---------------------------------------|---------------------------------------|
| <b>Kitchens:</b> 2            | <b>Exterior:</b> Brick                | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N              | <b>Gar/Gar Spcs:</b> Detached / 1.5   | <b>Cable TV:</b>                      |
| <b>Basement:</b> Walk-Out     | <b>Park/Drive:</b>                    | <b>Hydro:</b>                         |
| <b>Fireplace/Stv:</b> N       | <b>Drive:</b> Available               | <b>Gas:</b>                           |
| <b>Heat:</b> Forced Air / Gas | <b>Drive Park Spcs:</b> 1             | <b>Water:</b> Municipal               |
| <b>A/C:</b> None              | <b>Tot Prk Spcs:</b> 2                | <b>Water Supply Type:</b>             |
| <b>Central Vac:</b> N         | <b>UFFI:</b>                          | <b>Sewer:</b> Sewers                  |
| <b>Apx Age:</b>               | <b>Pool:</b> None                     | <b>Waterfront:</b>                    |
| <b>Apx Sqft:</b> 1100-1500    | <b>Prop Feat: Interior Feat:</b> None | <b>Retirement:</b>                    |
| <b>Lot Size Source:</b> MPAC  |                                       | <b>HST Applicable to:</b> Included In |
| <b>Roof:</b> Shingles         |                                       | <b>Sale Price:</b>                    |
| <b>Foundation:</b> Concrete   |                                       | <b>Farm/Agr:</b>                      |
| <b>Assessment:</b> POTL:      |                                       | <b>Oth Struct:</b> Garden Shed        |
| <b>POTL Mo Fee:</b>           |                                       | <b>Survey Type:</b> Unknown           |
| <b>Laundry lev:</b>           |                                       | <b>Spec Desig:</b> Unknown            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |
|----|-----------|-------|-------------|------------|--------------------|
| 1  | Living    | Main  | 0           | 0          | Large Window       |
| 2  | Dining    | Main  | 0           | 0          | Large Window       |
| 3  | Kitchen   | Main  | 0           | 0          | Breakfast Area     |
| 4  | Pantry    | Main  | 0           | 0          |                    |
| 5  | Prim Bdrm | 2nd   | 0           | 0          | Closet             |
| 6  | 2nd Br    | 2nd   | 0           | 0          | Closet             |
| 7  | 3rd Br    | 2nd   | 0           | 0          | Closet             |
| 8  | Rec       | Bsmt  | 0           | 0          | Combined W/Kitchen |
| 9  | Kitchen   | Bsmt  | 0           | 0          | Combined W/Rec     |
| 10 | Laundry   | Bsmt  | 0           | 0          |                    |

**Client Remarks:** Charming 3-Bedroom Semi in the Heart of Corso Italia Davenport Offered for the first time in over 50 years, this well-maintained 3-bedroom, 2-bathroom semi-detached home is located in one of Toronto's most vibrant and desirable neighbourhoods. Just steps to St. Clair West, this property blends the warmth of community living with unbeatable access to local cafes, shops, restaurants, schools, parks, and public transit. The home features a spacious and functional layout with strong bones, perfect for families, renovators, or investors. A walk-out basement provides additional living space or income potential, and a rare detached garage at the rear offers exciting laneway house possibilities. Enjoy outdoor living with both a charming front veranda and a covered rear veranda, ideal for relaxing evenings or hosting family gatherings in every season. Whether you're looking to move in and personalize, generate rental income, or invest in a low-turnover neighbourhood with long-term value, this is a rare opportunity to own a piece of Toronto real estate in a community that truly feels like home.

**Inclusions:** 2 Stoves, 2 Fridges, 2 Hood Fans, Washer & Dryer.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY905-707-8001



|   |   |  |  |
|---|---|--|--|
| <b>66 Appleton Ave</b><br><b>Toronto Ontario M6E 3A5</b><br>Toronto C03 Oakwood Village Toronto |   |  | <b>Sold: \$985,000</b><br><b>List: \$949,000</b> |
| <b>Taxes:</b> \$5,143/2025  | <b>For:</b> Sale                            | <b>% Dif:</b> 104                                  |  |
| <b>Sold Date:</b> 11/21/2025  |   |  |  |
| <b>SPIS:</b> N  | <b>Last Status:</b> SLD                     | <b>DOM:</b> 2                                      |  |
| Semi-Detached   | <b>Fronting On:</b> W                       | <b>Rms:</b> 7                                      |  |
| <b>Link:</b><br>2-Storey  | <b>Acreage:</b><br>23.5 x 116.64 Feet       | <b>Bedrooms:</b> 4                                 | <b>Washrooms:</b> 1                              |
|   | <b>Irrg:</b>                                | 1x4x2nd  |  |
|   | <b>Dir/Cross St:</b> St Clair & Oakwood Ave | <b>Directions:</b> South bound only from Glenhurst |  |

**MLS#:** C12563094

**PIN#:** 104740136

**Legal:** PT LT 3 PL 2167 TWP OF YORK AS IN CY508126 S/T & T/W CY508126; TORONTO (YORK) , CITY OF TORONTO

|   |   |                                       |
|---|---|---------------------------------------|
| <b>Kitchens:</b> 1                              | <b>Exterior:</b> Brick                    | <b>Zoning:</b>                        |
| <b>Fam Rm:</b> N                                | <b>Gar/Gar Spcs:</b> Detached / 0         | <b>Cable TV:</b>                      |
| <b>Basement:</b> Separate Entrance / Unfinished | <b>Park/Drive:</b>                        | <b>Hydro:</b>                         |
| <b>Fireplace/Stv:</b> Y                         | <b>Drive:</b> Front Yard Parking          | <b>Gas:</b>                           |
| <b>Heat:</b> Forced Air / Gas                   | <b>Drive Park Spcs:</b> 1                 | <b>Phone:</b>                         |
| <b>A/C:</b> Central Air                         | <b>Tot Prk Spcs:</b> 1                    | <b>Water:</b> Municipal               |
| <b>Central Vac:</b> N                           | <b>UFFI:</b>                              | <b>Water Supply Type:</b>             |
| <b>Apx Age:</b>                                 | <b>Pool:</b> None                         | <b>Sewer:</b> Sewers                  |
| <b>Apx Sqft:</b> 1100-1500                      | <b>Prop Feat:</b> Fireplace/Stove, Public | <b>Waterfront:</b>                    |
| <b>Lot Size Source:</b> MPAC                    | Transit, School                           | <b>Retirement:</b>                    |
| <b>Roof:</b> Unknown                            | <b>Exterior Feat:</b> Deck, Porch         | <b>HST Applicable to:</b> Included In |
| <b>Foundation:</b> Unknown                      | <b>Interior Feat:</b> Rough-In Bath, Sump | <b>Sale Price:</b>                    |
| <b>Assessment:</b> POTL:                        | Pump                                      | <b>Farm/Agr:</b>                      |
| <b>POTL Mo Fee:</b>                             |   | <b>Oth Struct:</b>                    |
| <b>Laundry lev:</b>                             |   | <b>Survey Type:</b> None              |
|   |   | <b>Spec Desig:</b> Unknown            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |              |              |
|----|-----------|-------|-------------|------------|----------------|--------------|--------------|
| 1  | Foyer     | Main  | 10.2        | x 7.09     | Linoleum       | Closet       | Window       |
| 2  | Living    | Main  | 17.46       | x 11.14    | Hardwood Floor | Bay Window   | French Doors |
| 3  | Dining    | Main  | 15.29       | x 10.49    | Hardwood Floor | French Doors | Window       |
| 4  | Kitchen   | Main  | 14.76       | x 7.87     | Laminate       | Pantry       | Walk-Out     |
| 5  | Prim Bdrm | 2nd   | 16.1        | x 9.58     | Hardwood Floor | Window       | Closet       |
| 6  | 2nd Br    | 2nd   | 14.97       | x 9.07     | Hardwood Floor | Closet       | Window       |
| 7  | 3rd Br    | 2nd   | 14.16       | x 8.68     | Linoleum       | Closet       | Window       |
| 8  | 4th Br    | 2nd   | 10.75       | x 9.35     | Hardwood Floor | Fireplace    | Window       |
| 9  | Bathroom  | 2nd   | 5.94        | x 5.91     | 4 Pc Bath      | Tile Floor   | Window       |
| 10 | Laundry   | Lower | 9.68        | x 6.57     | Laundry Sink   | Window       |              |
| 11 | Rec       | Lower | 15.23       | x 10.72    | Open Concept   | Unfinished   | Window       |
| 12 | Other     | Lower | 11.9        | x 10.54    | Unfinished     |              |              |

**Client Remarks:** This much-loved family home, cherished by the same owners for decades, offers an incredible opportunity to renovate, add tremendous value and make it your dream home. Situated on a quiet, traffic-free street just half a block from vibrant St. Clair, this semi measures an impressive 23.5 feet wide and ready for your personal touch! Homes like this, with all the right ingredients for a rewarding renovation - flawless location, legal parking, a beautiful backyard, generous rooms, and wide proportions rarely come to market. The home's solid structure and excellent bones make it the perfect canvas for your vision. Imagine converting the current four-bedroom layout into a luxurious three-bedroom plan with an en-suite bathroom and walk-in closet, adding comfort and long-term value. The backyard is a true highlight - a peaceful, private space perfect for outdoor entertaining or family relaxation. Opportunities like this, on quiet streets yet steps to St Clair West shops, restaurants, and transit, don't come along often. Bring your imagination and unlock the full potential of this special home and add value!

**Inclusions:** Fridge, stove, hoodfan, microwave, washer & dryer, window blinds, electrical light fixtures, rough-in bathroom in basement - all included in "as is, where is" condition

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



|  |                                     |                             |   |
|--|-------------------------------------|-----------------------------|---|
| <b>32 St Clair Gdns</b><br><b>Toronto Ontario M6E 3V4</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,584.85/2025<br><b>Sold Date:</b> 09/05/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9 |                                     |                             | <b>Sold:</b> \$986,300<br><b>List:</b> \$986,300<br><b>% Dif:</b> 100 |
| Semi-Detached  | <b>Fronting On:</b> W               | <b>Rms:</b> 6               |   |
| <b>Link:</b><br>2-Storey   | <b>Acreage:</b><br>12.42 x 110 Feet | <b>Bedrooms:</b> 3          | <b>Washrooms:</b> 3   |
|  | <b>Irrg:</b>                        | 1x4x2nd, 1x2xMain, 1x3xBsmt |   |
| <b>Dir/Cross St:</b> St-Clair W/ Dufferin<br><b>Directions:</b><br>From St-Clair West, turn right on Boon Ave. Turn right on Ascot Ave, and then right on St-Clair Gardens.  |                                     |                             |   |

**MLS#:** W12366500

**PIN#:** 213170349

**Legal:** PT LT 10 PL D1307 TORONTO AS IN CA501073, EXCEPT THE ONE FOOT RESERVE THEREIN; TORONTO, CITY OF TORONTO

|   |   |   |
|---|---|---|
| <b>Kitchens:</b> 1                      | <b>Exterior:</b><br>Stucco/Plaster / Vinyl Siding             | <b>Zoning:</b> R(d0.6*742)              |
| <b>Fam Rm:</b> Y                        | <b>Gar/Gar Spcs:</b> None / 0                                 | <b>Cable TV:</b> Y <b>Hydro:</b> Y      |
| <b>Basement:</b> Finished with Walk-Out | <b>Park/Drive:</b>  | <b>Gas:</b> Y <b>Phone:</b> Y           |
| <b>Fireplace/Stv:</b> N                 | <b>Drive:</b> Lane  | <b>Water:</b> Municipal                 |
| <b>Heat:</b> Forced Air / Gas           | <b>Drive Park Spcs:</b> 1                                     | <b>Water Supply Type:</b>               |
| <b>A/C:</b> Central Air                 | <b>Tot Prk Spcs:</b> 1  | <b>Sewer:</b> Sewers                    |
| <b>Central Vac:</b> N                   | <b>UFFI:</b>  | <b>Waterfront:</b>                      |
| <b>Apx Age:</b> 100+                    | <b>Pool:</b> None   | <b>Retirement:</b>                      |
| <b>Year Built:</b> 1923                 | <b>Prop Feat:</b> Family Room, Public Transit                 | <b>Under Contract:</b> Hot Water Heater |
| <b>Yr Built Source:</b> MPAC            | <b>Exterior Feat:</b> Porch Enclosed, Deck, Landscaped, Patio | <b>HST Applicable to:</b> Included In   |
| <b>Apx Sqft:</b> 1100-1500              | <b>Interior Feat:</b> Carpet Free, In-Law Capability          | <b>Sale Price:</b>                      |
| <b>Lot Shape:</b> Rectangular           |   | <b>Farm/Agr:</b>                        |
| <b>Lot Size Source:</b> MPAC            |   | <b>Oth Struct:</b> Shed                 |
| <b>Roof:</b> Asphalt Shingle            |   | <b>Survey Type:</b> None                |
| <b>Foundation:</b> Concrete             |   | <b>Spec Desig:</b> Unknown              |
| <b>Assessment:</b> 2024 POTL:           |   |   |
| <b>POTL Mo Fee:</b>                     |   |   |
| <b>Laundry lev:</b> Main                |   |   |

| #  | Room      | Level | Length (ft) | Width (ft) | Description         |                |                |
|----|-----------|-------|-------------|------------|---------------------|----------------|----------------|
| 1  | Living    | Main  | 18.5        | x 11.48    | California Shutters | Carpet Free    | Hardwood Floor |
| 2  | Dining    | Main  | 12.17       | x 11.48    | Hardwood Floor      | Window         |                |
| 3  | Kitchen   | Main  | 13.29       | x 8.3      | B/I Dishwasher      | Double Sink    | Open Concept   |
| 4  | Powder Rm | Main  | 5.09        | x 3.31     | 2 Pc Bath           | Pocket Doors   | Window         |
| 5  | Prim Bdrm | 2nd   | 12.11       | x 11.48    | Closet              | Hardwood Floor | Window         |
| 6  | 2nd Br    | 2nd   | 11.91       | x 8.4      | Hardwood Floor      | Window         | B/I Shelves    |
| 7  | 3rd Br    | 2nd   | 8.89        | x 8.3      | Hardwood Floor      | W/O To Deck    | B/I Desk       |
| 8  | Family    | Bsmt  | 26.12       | x 10.4     | Murphy Bed          | Laminate       | Window         |
| 9  | Utility   | Bsmt  | 6.79        | x 6.69     |                     |                |                |
| 10 | Den       | Bsmt  | 3.51        | x 3.51     | Laminate            |                |                |
| 11 | Workshop  | Bsmt  | 7.81        | x 10.4     | Walk-Out            |                |                |

**Client Remarks:** Location Location Location! Start Your Next Chapter Here. Well Maintained and Upgraded 3 Bed/3 Bath Semi-Detached Home with Laneway Parking in Desirable Corso Italia Neighbourhood Has Everything You and Your Family Needs. Spacious Living Room W/ Foyer & Decorative Fireplace Mantle. Open Concept Dining & Kitchen W/ Laundry & Powder Room on Main Floor. Large Primary Bedroom W/ Wardrobes & Closet, Linen Closet, Plus Two Bedrooms, 4-Pc Bath & Roof Top Deck on Second Floor. Basement Offers Large Family Room, Small Den For Your Desk, A Murphy Bed for Guests, & Workshop/Cold Storage. This Home Is Surrounded By Great Neighbours, Lots of Services and Neighbourhood Amenities Nearby, & 3 Minutes To Public Transit. Almost Every Room Of This Home Has Been Updated: New Fridge June 2025, New Gas Stove Feb 2025, New Kitchen Countertops Feb 2025, Backwater Valve & Outside Drain, Down Pipe + Trap, 3 drains & New Access Point Oct 2023, Front Retaining Wall & Steps May 2023, Backyard Pergola & Fence May 2023, Entire Interior Painted 2023, Dishwasher Installed 2020, New Roof Shingles Sept 2020, Basement Reno Dec 2019, Exterior South Side Update April 2019, Front Stone Steps and Concrete Base 2019, Windows Replaced July 2019, Air Conditioner Installed 2019, Furnace Replaced 2018, Flat Roof & Roof Deck 2014. Convenient Parking Pad off the Laneway. Pergola Comes With Canvas Sails For Shade In Summer & Garden Shed on South Side of House for Added Storage. Basement Has Laundry Hookups & Workshop Can Be Converted Into Kitchen (Potential of In-Law Suite in Basement). Every Nook and Cranny Is Optimized In This House: Extra Storage Under The Stairs, Storage Nook In Basement.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Light Fixtures, Window Blinds, Pergola & Canvas Sails, Built-In Desk & Shelving Unit in 3rd Bedroom, Wardrobe Units in Primary Bedroom, Murphy Bed in Basement, Patio Furniture, Shed, Planters on Roof Deck.

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



**159 Hope St**  
**Toronto Ontario M6E 1K4**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,728.12/2025

**For:** Sale

**Sold:** \$925,000  
**List:** \$998,800

**Sold Date:** 07/12/2025

**% Dif:** 93

**SPIS:** N

**Last Status:** SLD

**DOM:** 50

Semi-Detached

**Fronting On:** S

**Rms:** 6 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

18 x 120 Feet

**Washrooms:** 2

**Irreg:**

2x4

**Dir/Cross St:** Dufferin/St Clair **Directions:** Dufferin/St Clair

**MLS#:** W12168706

**PIN#:** 213180007

**Legal:** PT LT 25 S/S DERBY AV BLK J PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN WH144364; S/T & T/W WH141352, TORONTO, CITY OF TORONTO

|   |                                       |  |
|---|---------------------------------------|--|
| <b>Kitchens:</b> 2                            | <b>Exterior:</b> Brick                | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                              | <b>Gar/Gar Spcs:</b> Detached / 1     | <b>Cable TV:</b>                                 |
| <b>Basement:</b> Finished / Separate Entrance | <b>Park/Drive:</b>                    | <b>Hydro:</b>                                    |
| <b>Fireplace/Stv:</b> N                       | <b>Drive:</b> Lane                    | <b>Gas:</b>                                      |
| <b>Heat:</b> Forced Air / Gas                 | <b>Drive Park Spcs:</b> 1             | <b>Phone:</b>                                    |
| <b>A/C:</b> Central Air                       | <b>Tot Prk Spcs:</b> 2                | <b>Water:</b> Municipal                          |
| <b>Central Vac:</b> N                         | <b>UFFI:</b>                          | <b>Water Supply Type:</b>                        |
| <b>Apx Age:</b>                               | <b>Pool:</b> None                     | <b>Sewer:</b> Sewers                             |
| <b>Apx Sqft:</b> 1100-1500                    | <b>Prop Feat: Interior Feat:</b> None | <b>Waterfront:</b>                               |
| <b>Roof:</b> Asphalt Shingle                  |                                       | <b>Retirement:</b>                               |
| <b>Foundation:</b> Unknown                    |                                       | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Assessment:</b> <b>POTL:</b>               |                                       | <b>Farm/Agr:</b>                                 |
| <b>POTL Mo Fee:</b>                           |                                       | <b>Oth Struct:</b>                               |
| <b>Laundry lev:</b>                           |                                       | <b>Survey Type:</b> Unknown                      |
|   |                                       | <b>Spec Desig:</b> Unknown                       |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |
|---|-----------|-------|-------------|------------|----------------|
| 1 | Living    | Main  | 13.12       | x 9.84     | Hardwood Floor |
| 2 | Dining    | Main  | 11.48       | x 9.84     | Hardwood Floor |
| 3 | Kitchen   | Main  | 13.12       | x 9.84     | Eat-In Kitchen |
| 4 | Prim Bdrm | 2nd   | 13.94       | x 10.66    | Hardwood Floor |
| 5 | 2nd Br    | 2nd   | 11.65       | x 10.66    | Hardwood Floor |
| 6 | 3rd Br    | 2nd   | 8.53        | x 9.84     | Hardwood Floor |
| 7 | Rec       | Bsmt  | 21.98       | x 13.78    | Tile Floor     |

**Client Remarks:** Charming Semi-Detached 2-Storey Home in Vibrant Corso Italia! This well-maintained 3-bedroom, 2-bath home offers spacious living in one of Toronto's most sought-after neighborhoods. Featuring a separate side entrance to the basement, perfect for in-law potential or future rental income. Enjoy a bright and functional layout! Great Location! Steps to public transit, schools, shops, restaurants, parks and more! Note: Garage can be converted back to double!

**Inclusions:** Water Filtration System (Owned), Fridge, 2 Stoves, Dishwasher, washer, elv's

**Listing Contracted With:** DREAMWORLD REALTY INC. 416-658-7232



|   |                                  |                        |  |
|---|----------------------------------|------------------------|--|
| <b>148 Boon Ave</b><br><b>Toronto Ontario M6E 3Z5</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,373.71/2025 <b>For:</b> Sale <b>% Dif:</b> 102<br><b>Sold Date:</b> 11/28/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 2 |                                  |                        | <b>Sold:</b> \$1,017,000<br><b>List:</b> \$999,000 |
| Semi-Detached   | <b>Fronting On:</b> W            | <b>Rms:</b> 6 + 2      |  |
| <b>Link:</b><br>2-Storey  | <b>Acreage:</b><br>15 x 128 Feet | <b>Bedrooms:</b> 3 + 1 | <b>Washrooms:</b> 2                                |
| <b>Dir/Cross St:</b> St Clair & Dufferin St <b>Directions:</b> Boon runs Northbound from St Clair Ave W   |                                  |                        | 1x5x2nd, 1x4xLower                                 |

**MLS#:** W12580540

**PIN#:** 213180189

**Legal:** PT LT 20 W/S BOON AV BLK G PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA481811 T/W CA481811; TORONTO, CITY OF TORONTO

|                                     |  |  |
|-------------------------------------|--|--|
| <b>Kitchens:</b> 1 + 1              | <b>Exterior:</b> Brick   | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                    | <b>Gar/Gar Spcs:</b> Detached / 1  | <b>Cable TV:</b>                                 |
| <b>Basement:</b> Finished / Walk-Up | <b>Park/Drive:</b>   | <b>Gas:</b>                                      |
| <b>Fireplace/Stv:</b> N             | <b>Drive:</b> Lane   | <b>Water:</b> Municipal                          |
| <b>Heat:</b> Forced Air / Gas       | <b>Drive Park Spcs:</b> 0  | <b>Water Supply Type:</b>                        |
| <b>A/C:</b> Central Air             | <b>Tot Prk Spcs:</b> 2   | <b>Sewer:</b> Sewers                             |
| <b>Central Vac:</b> N               | <b>UFFI:</b>   | <b>Waterfront:</b>                               |
| <b>Apx Age:</b>                     | <b>Pool:</b> None  | <b>Retirement:</b>                               |
| <b>Apx Sqft:</b> 1100-1500          | <b>Prop Feat:</b> Park, Place Of Worship, Public Transit, Rec Centre, School | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Lot Size Source:</b> MPAC        | <b>Exterior Feat:</b> Porch  | <b>Farm/Agr:</b>                                 |
| <b>Roof:</b> Flat, Shingles         | <b>Interior Feat:</b> Bar Fridge, Carpet Free, Upgraded Insulation           | <b>Oth Struct:</b>                               |
| <b>Foundation:</b> Unknown          |  | <b>Survey Type:</b> None                         |
| <b>Assessment:</b> <b>POTL:</b>     |  | <b>Spec Desig:</b> Unknown                       |
| <b>POTL Mo Fee:</b>                 |  |  |
| <b>Laundry lev:</b> Upper           |  |  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |               |                  |
|----|-----------|-------|-------------|------------|----------------|---------------|------------------|
| 1  | Foyer     | Main  | 11.75       | x 4.33     | Tile Floor     | Open Concept  |                  |
| 2  | Living    | Main  | 15.58       | x 8.73     | Hardwood Floor | Large Window  | Open Concept     |
| 3  | Dining    | Main  | 12.65       | x 11.44    | Hardwood Floor | Window        | Open Concept     |
| 4  | Kitchen   | Main  | 14.37       | x 10.42    | Hardwood Floor | Breakfast Bar | Pantry           |
| 5  | Prim Bdrm | 2nd   | 12.52       | x 10.61    | Hardwood Floor | Double Closet | B/I Shelves      |
| 6  | 2nd Br    | 2nd   | 15.39       | x 10.6     | Hardwood Floor | Large Window  | O/Looks Backyard |
| 7  | 3rd Br    | 2nd   | 7.8         | x 7.74     | Hardwood Floor | Window        | Pot Lights       |
| 8  | Bathroom  | 2nd   | 9.78        | x 8.57     | 5 Pc Bath      | Double Sink   | Separate Shower  |
| 9  | Kitchen   | Lower | 12.97       | x 10.29    | Tile Floor     | Pot Lights    |                  |
| 10 | 4th Br    | Lower | 12.89       | x 12.58    | Laminate       | Closet        | Window           |
| 11 | Bathroom  | Lower | 0           | 0          | 4 Pc Bath      | Tile Floor    |                  |

**Client Remarks:** This stylish home offers character, modern comfort, and the added benefit of an in-law suite that can be rented to help make living here more affordable. The moment you step inside, a sexy, charming, exposed brick wall sets the tone for the home's inviting vibe. The main floor is open concept, with pot lights and ceiling speakers so you can enjoy your favorite music while unwinding. A spacious living and dining area flows into the modern kitchen, designed with both beauty and function in mind: Corian countertops, a peninsula breakfast bar, soft-close pot-sized drawers, a pantry with pull-outs, built-in garbage drawer, gas stove, wine fridge, and a deep sink. The oversized bathroom feels like a true luxury with heated floors, a floating double vanity, a glass-enclosed shower with a shampoo niche, and double mirrored medicine cabinets and laundry facilities incorporated. The primary bedroom offers a retreat-like feel with vaulted cathedral ceilings, double closets, built-in shelving, and a storage loft. The lower level includes a full kitchen, bedroom/rec room, 4-piece bath, and pot lights - ideal as a rental suite or guest space. In Corso Italia, a short stroll to St. Clair, you'll enjoy family-run restaurants, bustling cafes, gyms, yoga studios, and Earlscourt Park. This vibrant community makes everyday living effortless while your home remains a calming retreat at the end of the day.

**Inclusions:** Main floor: SS Fridge, SS Stove, hoodfan, SS dishwasher, bar fridge. Basement: Fridge, stove, hoodfan. 2 washers & 2 dryers.

Electrical light fixtures, window coverings, curtain rods & curtains, in-ceiling speaker system, auto garage door opener & remote

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



**70 Goodwood Ave**  
**Toronto Ontario M6E 1J3**  
 Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,049.45/2024      **For:** Sale      **Sold:** \$1,075,000

**Sold Date:** 07/06/2025

**List:** \$1,099,000

**SPIS:** N      **Last Status:** SLD      **DOM:** 11

**Semi-Detached**      **Fronting On:** N      **Rms:** 6

**Link:**      **Acreage:**      **Bedrooms:** 3

**2-Storey**      **23.75 x 47.33 Feet**      **Washrooms:** 2

**Irrig:**      **1x4x2nd, 1x2xBsmt**

**Dir/Cross St:** St. Clair and Dufferin **Directions:** west of dufferin

**MLS#:** W12246794

**Legal:** PT LT 12 E/S BOON AV BLK F PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT); PT LT 13 E/S BOON AV BLK F PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA503491; S/T & T/W CA503491; TORONTO, CITY OF TORONTO

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1                            | <b>Exterior:</b> Alum Siding / Brick     | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                              | <b>Gar/Gar Spcs:</b> None / 0            | <b>Cable TV:</b>                                 |
| <b>Basement:</b> Finished / Separate Entrance | <b>Park/Drive:</b> Other                 | <b>Gas:</b>                                      |
| <b>Fireplace/Stv:</b> N                       | <b>Drive:</b> Other                      | <b>Water:</b> Municipal                          |
| <b>Heat:</b> Forced Air / Gas                 | <b>Drive Park Spcs:</b> 1                | <b>Water Supply Type:</b>                        |
| <b>A/C:</b> Central Air                       | <b>Tot Prk Spcs:</b> 1                   | <b>Sewer:</b> Sewers                             |
| <b>Central Vac:</b> N                         | <b>UFFI:</b>                             | <b>Waterfront:</b>                               |
| <b>Apx Age:</b>                               | <b>Pool:</b> None                        | <b>Retirement:</b>                               |
| <b>Year Built:</b> 1925                       | <b>Prop Feat: Exterior Feat:</b> Deck    | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Apx Sqft:</b> 1100-1500                    | <b>Interior Feat:</b> Water Heater Owned | <b>Farm/Agr:</b>                                 |
| <b>Lot Size Source:</b> MPAC                  |  | <b>Oth Struct:</b>                               |
| <b>Roof:</b> Asphalt Shingle                  |  | <b>Survey Type:</b> Available                    |
| <b>Foundation:</b> Concrete Block             |  | <b>Spec Desig:</b> Unknown                       |
| <b>Assessment:</b> POTL:                      |  |  |
| <b>POTL Mo Fee:</b>                           |  |  |
| <b>Laundry lev:</b>                           |  |  |

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                    |
|---|-----------|-------|-------------|------------|--------------------|--------------------|--------------------|
| 1 | Foyer     | Main  | 6           | x 6        | Hardwood Floor     | Above Grade Window | Combined W/Laundry |
| 2 | Living    | Main  | 12.4        | x 14.01    | Large Window       | Combined W/Dining  | Hardwood Floor     |
| 3 | Dining    | Main  | 8.1         | x 11.81    | Combined W/Kitchen | W/O To Deck        | Hardwood Floor     |
| 4 | Kitchen   | Main  | 9.79        | x 8.87     | Granite Counter    | Breakfast Bar      | Pot Lights         |
| 5 | Prim Bdrm | 2nd   | 9.86        | x 12.41    | Closest            | Hardwood Floor     | Window             |
| 6 | 2nd Br    | 2nd   | 7.72        | x 8.6      | Closest            | Hardwood Floor     | Window             |
| 7 | 3rd Br    | 2nd   | 11.4        | x 9.62     | Closest            | Hardwood Floor     | Window             |
| 8 | Bathroom  | 2nd   | 7.41        | x 6.69     | 4 Pc Bath          | Soaker             |                    |

**Client Remarks:** Live the good life at 70 Goodwood Ave in this charming and extra wide 3-bedroom semi in the heart of Corso Italia. The community vibe here is a 10 out of 10, family friendly, safe and welcoming. The main floor is open with defined and spacious principal rooms with hardwood floors throughout. The U-shaped kitchen boasts stainless steel appliances, granite counters and a breakfast bar. The kitchen overlooks the dining room, where you'll find a walk out to the most enchanting, quaint, and serene backyard you ever did see, with space enough for lounging as well as dining al fresco in the summer months. Upstairs are three spacious bedrooms each with closet space and a bright 4 pc bath with soaker tub. The finished lower level, with separate entrance, is large enough to house a home office as well as extra lounge, recreation space. Energy-saving solar panels help cut hydro costs. Walk to top rated schools like Hudson College and Rawlinson Public school (with French Immersion) and all the conveniences of the St. Clair West strip. This is more than a house it's a lifestyle in a tight-knit, thriving community. Goodwood is really GREAT!

**Inclusions:** Fridge, stove (as is), washer, dryer, dishwasher, all ELFs all window coverings, all solar panels and related equipment, nest thermostat

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



**71 Nairn Ave**  
**Toronto Ontario M6E 4G8**

Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$4,413.34/2024

**For:** Sale

**Sold:** \$1,070,000  
**List:** \$1,099,000

**Sold Date:** 09/02/2025

**% Dif:** 97

**SPIS:** N

**Last Status:** SLD

**DOM:** 20

Att/Row/Twnhouse

**Fronting On:** E

**Rms:** 8 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

13.42 x 89.5 Feet

**Washrooms:** 2

**Irreg:**

1x3xMain, 1x4x2nd

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

**MLS#:** W12342568

**PIN#:** 213170140

**Legal:** Plan 918 Blk C Pt Lt 29

|   |  |                                      |
|---|--|--------------------------------------|
| <b>Kitchens:</b> 1  | <b>Exterior:</b> Brick                   | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> N  | <b>Gar/Gar Spcs:</b> None / 0            | <b>Cable TV:</b>                     |
| <b>Basement:</b> Finished with Walk-Out / Separate Entrance | <b>Park/Drive:</b> None                  | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> N                                     | <b>Drive:</b> None                       | <b>Water:</b>                        |
| <b>Heat:</b> Forced Air / Gas                               | <b>Drive Park Spcs:</b> 0                | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air                                     | <b>Tot Prk Spcs:</b> 0                   | <b>Sewer:</b>                        |
| <b>Central Vac:</b> N                                       | <b>UFFI:</b>                             | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>   | <b>Pool:</b> None                        | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 1100-1500                                  | <b>Prop Feat:</b>                        | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Asphalt Shingle                                | <b>Interior Feat:</b> Water Heater Owned | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Concrete                                 |  | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> <b>POTL:</b>                             |  | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>   |  | <b>Survey Type:</b> None             |
| <b>Laundry lev:</b>   |  | <b>Spec Desig:</b> Unknown           |

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                      |                |
|---|-----------|-------|-------------|------------|--------------------|----------------------|----------------|
| 1 | Kitchen   | Main  | 13.67       | x 13.06    | Combined W/Dining  | Stainless Steel Appl | Hardwood Floor |
| 2 | Dining    | Main  | 13.17       | x 13.06    | Combined W/Kitchen | Large Window         | Hardwood Floor |
| 3 | Living    | Main  | 10.79       | x 16.5     | Combined W/Den     | Window               | Hardwood Floor |
| 4 | Den       | Main  | 11.75       | x 9.22     | Combined W/Living  | W/O To Patio         | Led Lighting   |
| 5 | Prim Bdrm | 2nd   | 11          | x 13       | Vaulted Ceiling    | Large Window         | Hardwood Floor |
| 6 | 2nd Br    | 2nd   | 7.65        | x 14       | Window             | Large Closet         | Hardwood Floor |
| 7 | 3rd Br    | 2nd   | 10.75       | x 10.7     | Window             | Large Closet         | Hardwood Floor |
| 8 | Rec       | Bsmt  | 26          | x 12.8     | Finished           | Window               | Vinyl Floor    |
| 9 | Tandem    | Bsmt  | 10          | x 16       | Finished           | Window               | Vinyl Floor    |

**Client Remarks:** Nestled in the heart of vibrant, family-friendly Corso Italia, this beautiful 3-bedroom home is just a few minutes walk from St. Clair West (boasting a walkscore of 96) where you will enjoy amazing restaurants, bakeries, and local grocers. Also, just minutes from the green space, playground, and running track at Earlscourt Park and year-round activities and summer camps at JJP Community Centre, not to mention the indoor and outdoor pools, tennis court, and outdoor ice-rink. This home has been completed gut renovated and fully rebuilt with completely new electrical, mechanical, and structural updates. The modern Scavolini kitchen, with pull-out spice & oil rack, amplifies the joy of cooking and is a perfect backdrop for family meals & entertaining. The living room, strategically placed at the back of the house for privacy, merges harmoniously with the backyard, which is an urban oasis filled with beautiful flowers, Japanese maple trees, and evergreens, also updated with new fences and interlock pavers, along with a gas hookup for year-round BBQs. Upstairs you will find three good-sized bedrooms, each with a built-in closet, as well as a hallway linen closet. The master bedroom has a vaulted ceiling, soaring ~12 feet. The 2 full bathrooms feature radiant in-floor heating and marble tiles. All windows (excl. basement) are new triple pane, which are a joy to live with, as well as being energy efficient & sound proof. The cordless blinds throughout the house have two options for black-out or light-filtering screens. The finished basement is the perfect flex space for a home office, yoga, music, or kids playroom. For a comprehensive list of the extensive renovation done, please request our list of improvements. The quality of work and extensiveness is a rare find & greatly increase your daily living comfort as well as the quality of your new home.

**Inclusions:** Stainless steel fridge, stainless steel stove, stainless steel dishwasher, stainless steel over the range exhaust fan, washer/dryer, all ELF, all window coverings, TV wall mount

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



**132 Hope St**  
**Toronto Ontario M6E 1K1**  
 Toronto W03 Corso Italia-Davenport Toronto

**Taxes:** \$5,504.84/2025      **For:** Sale      **% Dif:** 99

**Sold Date:** 10/31/2025

**SPIS:** N      **Last Status:** SLD      **DOM:** 15

Semi-Detached      **Fronting On:** N      **Rms:** 6 + 2

**Link:**      **Acreage:**      **Bedrooms:** 3 + 1

2-Storey      22 x 120 Feet      **Washrooms:** 2

**Irrg:**      1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Dufferin St/St Clair Ave W      **Directions:** Dufferin St/St Clair Ave W

**MLS#:** W12466778

**PIN#:** 104760156

**Legal:** Plan 1381 Pt Lot 197

|  |  |                                      |
|--|--|--------------------------------------|
| <b>Kitchens:</b> 2                             | <b>Exterior:</b> Brick   | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> N                               | <b>Gar/Gar Spcs:</b> Detached / 3  | <b>Cable TV:</b>                     |
| <b>Basement:</b> Apartment / Separate Entrance | <b>Park/Drive:</b>   | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y                        | <b>Drive:</b> Lane   | <b>Water:</b>                        |
| <b>Heat:</b> Forced Air / Gas                  | <b>Drive Park Spcs:</b> 0  | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air                        | <b>Tot Prk Spcs:</b> 3   | <b>Sewer:</b>                        |
| <b>Central Vac:</b> N                          | <b>UFFI:</b>   | <b>Waterfront:</b>                   |
| <b>Apx Age:</b> 51-99                          | <b>Pool:</b> None  | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 1100-1500                     | <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, Rec Centre, School | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Asphalt Shingle                   | <b>Exterior Feat:</b> Awnings, Landscaped, Paved Yard, Porch   | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Brick                       | <b>Interior Feat:</b> Carpet Free, In-Law Suite, Floor Drain, Water Heater                                     | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> <b>POTL:</b>                |  | <b>Oth Struct:</b> Shed              |
| <b>POTL Mo Fee:</b>                            |  | <b>Survey Type:</b> None             |
| <b>Laundry lev:</b> Lower                      |  | <b>Spec Desig:</b> Unknown           |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                      |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1  | Living    | Main  | 14.63       | x 11.71    | Hardwood Floor | Plate Rail     | Window               |
| 2  | Dining    | Main  | 11.81       | x 10.24    | Hardwood Floor | Crown Moulding | Stained Glass        |
| 3  | Kitchen   | Main  | 14.44       | x 12.8     | Eat-In Kitchen | Ceramic Floor  | Stainless Steel Appl |
| 4  | Foyer     | Main  | 8.01        | x 3.51     | Hardwood Floor |                |                      |
| 5  | Prim Bdrm | 2nd   | 14.53       | x 12.27    | Hardwood Floor | Closet         | Window               |
| 6  | 2nd Br    | 2nd   | 11.45       | x 11.25    | Hardwood Floor | Closet         | Window               |
| 7  | 3rd Br    | 2nd   | 14.6        | x 7.97     | Hardwood Floor | W/I Closet     | Window               |
| 8  | Kitchen   | Bsmt  | 13.32       | x 7.58     | Ceramic Floor  | Eat-In Kitchen | Combined W/Living    |
| 9  | Br        | Bsmt  | 8.5         | x 12.14    | Ceramic Floor  | Window         |                      |
| 10 | Laundry   | Bsmt  | 13.81       | x 4.99     | Ceramic Floor  |                |                      |

**Client Remarks:** Step into a home where timeless craftsmanship and thoughtful restoration come together beautifully. 132 Hope Street isn't just a house, it's a lovingly maintained home that radiates pride of ownership from every detail. Inside, you'll find the perfect balance of historic elegance and modern comfort. The original wooden trim has been meticulously restored, and rich Bradbury & Bradbury wallpaper adds depth, texture, and period charm to every room. Each space feels curated and cared for, a true nod to Toronto's architectural heritage from the arts & crafts era. The functional layout offers flexibility for today's living. The lower level has served as a self-contained basement apartment, ideal for extended family, guests, or supplemental income. Out back, a rare two-car garage features a drive-through bay that opens to the yard, allowing access for a third vehicle or workshop setup. A metal shed wired for electricity provides additional workspace or storage and can stay or go, depending on your preference. From the first step through the door, it's clear that every inch of this home has been cherished and maintained with care. 132 Hope Street offers more than just a place to live; it offers a sense of history, warmth, and belonging in the heart of Toronto. \*\*Extras: Hot water heater (2015), Basement spray foam insulation (2015), Windows (2016), Furnace (2018), Master bedroom attic insulation (2024), Back yard fence (2024), Roof (2020), Windows for living, dining and second level (2018).

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500



|  |                                  |                        |  |
|--|----------------------------------|------------------------|--|
| <b>93 Harvie Ave</b><br><b>Toronto Ontario M6E 4K4</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$5,964/2025<br><b>Sold Date:</b> 09/17/2025<br><b>SPIS:</b> N |                                  |                        | <b>Sold:</b> \$1,180,000<br><b>List:</b> \$1,149,000 |
| Semi-Detached  | <b>Fronting On:</b> E            | <b>Rms:</b> 7 + 2      | <b>For:</b> Sale                                     |
| <b>Link:</b><br>2 1/2 Storey   | <b>Acreage:</b><br>18 x 128 Feet | <b>Bedrooms:</b> 4 + 1 | <b>% Dif:</b> 103                                    |
| <b>Irrig:</b><br><b>Dir/Cross St:</b> St Clair & Lansdowne <b>Directions:</b> Harvie runs south bound from Rogers Rd   |                                  |                        | <b>Washrooms:</b> 2<br>1x4x2nd, 1x3xLower            |

**MLS#:** W12406318

**PIN#:** 213180074

**Legal:** PT LT 35 E/S HARVIE AV BLK J PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN WH96781; TORONTO, CITY OF TORONTO

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1                      | <b>Exterior:</b> Brick                         | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                        | <b>Gar/Gar Spcs:</b> Detached / 2              | <b>Cable TV:</b>                                 |
| <b>Basement:</b> Finished with Walk-Out | <b>Park/Drive:</b>                             | <b>Gas:</b>                                      |
| <b>Fireplace/Stv:</b> N                 | <b>Drive:</b> Lane                             | <b>Water:</b>                                    |
| <b>Heat:</b> Forced Air / Gas           | <b>Drive Park Spcs:</b> 0                      | <b>Water Supply Type:</b>                        |
| <b>A/C:</b> Central Air                 | <b>Tot Prk Spcs:</b> 2                         | <b>Sewer:</b>                                    |
| <b>Central Vac:</b> N                   | <b>UFFI:</b>                                   | <b>Waterfront:</b>                               |
| <b>Apx Age:</b>                         | <b>Pool:</b> None                              | <b>Retirement:</b>                               |
| <b>Apx Sqft:</b> 1100-1500              | <b>Prop Feat:</b> Fenced Yard, Park, Public    | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Lot Size Source:</b> MPAC            | Transit, Rec Centre, School                    | <b>Farm/Agr:</b>                                 |
| <b>Roof:</b> Unknown                    | <b>Exterior Feat:</b> Porch                    | <b>Oth Struct:</b>                               |
| <b>Foundation:</b> Unknown              | <b>Interior Feat:</b> Carpet Free, Floor Drain | <b>Survey Type:</b> None                         |
| <b>Assessment:</b> <b>POTL:</b>         |  | <b>Spec Desig:</b> Unknown                       |
| <b>POTL Mo Fee:</b>                     |  |  |
| <b>Laundry lev:</b>                     |  |  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                    |
|----|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1  | Foyer     | Main  | 13.24       | x 4.55     | Hardwood Floor |                |                    |
| 2  | Living    | Main  | 12.96       | x 9.61     | Hardwood Floor | Open Concept   | Pot Lights         |
| 3  | Dining    | Main  | 12.94       | x 9.5      | Hardwood Floor | Open Concept   | Window             |
| 4  | Kitchen   | Main  | 14.4        | x 12.94    | Hardwood Floor | Centre Island  | Walk-Out           |
| 5  | Prim Bdrm | 2nd   | 13.89       | x 11.75    | Hardwood Floor | W/O To Balcony | Double Closet      |
| 6  | 2nd Br    | 2nd   | 11.64       | x 8.84     | Hardwood Floor | Window         | O/Looks Backyard   |
| 7  | 3rd Br    | 2nd   | 12.9        | x 8.48     | Hardwood Floor | Window         |                    |
| 8  | 4th Br    | 3rd   | 10.12       | x 8.86     | Hardwood Floor | Closet         | Large Window       |
| 9  | Rec       | Lower | 18.32       | x 9.47     | Vinyl Floor    | Pot Lights     | Combined W/Laundry |
| 10 | 5th Br    | Lower | 13.84       | x 9.96     | Vinyl Floor    | Walk-Out       | Pot Lights         |
| 11 | Bathroom  | Lower | 0           | 0          | Tile Floor     | Pot Lights     |                    |
| 12 | Cold/Cant | Lower | 13.88       | x 6.02     | Concrete Floor | Window         |                    |

**Client Remks:** Nothing to do but move in and enjoy this Corso Italia home, where modern functionality meets a serene, zen-like atmosphere. Wide plank floors, pot lights, and a central skylight fill the open-concept main floor with warmth and natural light. The beautifully appointed kitchen includes a centre island, quartz counters, full-height cabinetry, Bosch appliances, and a double-door fridge. A walkout extends to a private backyard and double car garage with laneway house potential. Upstairs, the primary bedroom offers a walk-out balcony and double closets, while two additional bedrooms adapt easily for children, guests, or home offices. The renovated five-piece bathroom features a double vanity, soaker tub and separate shower. A versatile third-floor loft and a finished lower level with media room, bedroom, three-piece bath, and walkout provide flexible living options. All this in a vibrant community known for its family-run restaurants, Italian cafes, and Earlscourt Park.

**Inclusions:** Fridge, stove, hoodfan, dishwasher, washer(as is) & dryer, electrical light fixtures, blinds, rain barrel, raised bed planter on balcony, garage door opener

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



|  |   |   |   |
|--|---|---|---|
| <b>106 Via Italia</b><br><b>Toronto Ontario M6H 3S1</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,964/2024<br><b>Sold Date:</b> 08/01/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 40 |   |   | <b>Sold:</b> \$1,010,000<br><b>List:</b> \$1,199,000<br><b>For:</b> Sale <b>% Dif:</b> 84 |
| Semi-Detached  | <b>Fronting On:</b> N<br><b>Link:</b><br>2-Storey   | <b>Rms:</b> 10 + 2<br><b>Bedrooms:</b> 3 + 2<br><b>Washrooms:</b> 4<br>1x2xGround, 1x5x2nd, 1x3xBsmt,<br>1x4xFlat |   |
|  | <b>Acreage:</b><br>20.33 x 75 Feet<br><b>Irreg:</b> |   |   |
| <b>Dir/Cross St:</b> Dufferin & St Clair <b>Directions:</b> Dufferin & St Clair  |   |   |   |

MLS#: W12240134

PIN#: 213160064

Legal: PT LT 10-11, PL 1360

|  |   |  |  |
|--|---|--|--|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished with Walk-Out<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Other<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Main | <b>Exterior:</b> Stucco/Plaster<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Park/Drive:</b><br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 3<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Fenced Yard, Public Transit<br><b>Interior Feat:</b> Accessory Apartment, Carpet Free, Central Vacuum, In-Law Suite, Separate Hydro Meter, Water Heater, Water Heater Owned<br><b>Security Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Tank-Gas<br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b><br><b>Phone:</b><br><b>Municipal</b> |
|--|---|--|--|

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                |
|----|-----------|--------|-------------|------------|----------------|----------------|
| 1  | Kitchen   | Ground | 10.83       | x 10.1     | W/O To Balcony | Tile Floor     |
| 2  | Dining    | Ground | 13.78       | x 9.84     | Hardwood Floor |                |
| 3  | Living    | Ground | 13.71       | x 10.83    | Hardwood Floor |                |
| 4  | Laundry   | Ground | 10.83       | x 4.43     |                |                |
| 5  | Prim Bdrm | 2nd    | 15.12       | x 11.06    | W/O To Balcony | Hardwood Floor |
| 6  | 2nd Br    | 2nd    | 11.42       | x 9.74     | Hardwood Floor |                |
| 7  | 3rd Br    | 2nd    | 11.55       | x 9.09     | Hardwood Floor |                |
| 8  | Kitchen   | Bsmt   | 15.58       | x 14.11    | Tile Floor     |                |
| 9  | Rec       | Bsmt   | 21.85       | x 14.07    | Tile Floor     |                |
| 10 | Kitchen   | Flat   | 8.01        | x 3490.81  | Tile Floor     |                |
| 11 | Living    | Flat   | 14.83       | x 10.5     | Tile Floor     |                |
| 12 | Br        | Flat   | 12.04       | x 10.3     |                |                |
| 13 | 2nd Br    | Flat   | 9.58        | x 6.5      |                |                |

**Client Remarks:** Welcome to 106 Via Italia. Extraordinarily large home in a prime location, just steps to St Clair, the TTC streetcar and Dufferin - plus a great walking score!! This home is truly a diamond in the rough. With your personal touches and decorating it can become spectacular. The main floor kitchen as well as the principle bedroom have walkouts to balconies! The property has a separately metered 2level, 2 bedroom apartment attached to the house on the west end of the building. It also has a basement with a kitchen and an additional 3 piecebathroom which has further potential. The property also has 3 legal parking spots issued by the city of Toronto to accommodate multiple vehicles. This home is ideal for someone that wants to add value instantly by updating and renovating a magnificent property on a beautiful corner lot. Opportunity awaits!!

**Inclusions:** All Appliances in the home are in as is condition

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



|   |  |  |  |
|---|--|--|--|
| <b>13 Archgate Lane</b><br><b>Toronto Ontario M6E 5A9</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$5,336.05/2024 <b>For:</b> Sale <b>% Dif:</b> 123<br><b>Sold Date:</b> 10/09/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8 |  |  | <b>Sold:</b> \$1,470,000<br><b>List:</b> \$1,199,000   |
| Semi-Detached   | <b>Fronting On:</b> S<br><b>Link:</b><br>3-Storey                        | <b>Rms:</b> 8 + 1<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 4<br>1x2xMain, 1x4x2nd, 1x4x3rd,<br>1x2xLower | <b>Acreage:</b><br>17.04 x 76.42 Feet<br><b>Irreg:</b> |
|   | <b>Dir/Cross St:</b> St. Clair/Harvie <b>Directions:</b> South on Harvie |  |  |

**MLS#:** W12436067

**PIN#:** 213190558

**Legal:** Plan 9184 BLK A pts 5-7

|   |  |   |   |
|---|--|---|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished with Walk-Out<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>Apx Age:</b><br><b>Year Built:</b> 2001<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Membrane, Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Built-In / 1<br><b>Park/Drive:</b> Private<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Fireplace/Stove, Rec Centre<br><b>Interior Feat:</b> Central Vacuum, Sump Pump | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Tank-Gas<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b><br><b>Phone:</b><br><b>Municipal</b><br><b>Sewers</b> |
|---|--|---|---|

| # | Room      | Level | Length (ft) | Width (ft) | Description          |                |            |
|---|-----------|-------|-------------|------------|----------------------|----------------|------------|
| 1 | Living    | Main  | 12.01       | x 15.75    | Gas Fireplace        | Walk-Out       |            |
| 2 | Dining    | Main  | 12.01       | x 15.75    | Hardwood Floor       |                |            |
| 3 | Kitchen   | Main  | 11.52       | x 10.99    | Stainless Steel Appl | B/I Dishwasher | Backsplash |
| 4 | Br        | 2nd   | 11.52       | x 15.75    | 4 Pc Ensuite         | Large Window   | Closet     |
| 5 | 2nd Br    | 2nd   | 11.42       | x 15.75    | Window               | Closet         |            |
| 6 | Prim Bdrm | 3rd   | 11.52       | x 15.75    | 4 Pc Ensuite         | Walk-Out       | Closet     |
| 7 | Office    | 3rd   | 5.97        | x 8.79     | Window               |                |            |
| 8 | Rec       | Lower | 14.99       | x 15.58    | Walk-Out             |                |            |

**Client Remks:** Welcome to 13 Archgate Lane, a completely renovated, 3 storey, semi-detached town home-style residence in the heart of Corso Italia. Experience living just steps from all that St. Clair West has to offer, then retreat to your contemporary sanctuary in a private gated enclave. Featuring more than 2200 square feet of living space, 3 private outdoor spaces, 4 upgraded washrooms, a professionally designed playroom and terrace, and open concept main floor with chef's kitchen, this home is the one you've been looking for! Area features include Earlscourt Park, Community Centre (including outdoor skating rink and outdoor and indoor pools), Rawlinson Community School, great access to the TTC and all the shops and restaurants that this thriving neighbourhood has to offer.

**Inclusions:** Windows 2020, remote controlled blinds and skylight blinds in Primary, new birch hardwood floors throughout 2018 and vinyl in basement 2024, lower level waterproofing and sump pump 2024, heated floors, playroom designed by Be In Wonder educational design, Mudroom and laundry custom built ins 2024, courtyard stone work 2023, furnace 2022, kitchen and washrooms 2021, quartz waterfall island, custom cabinets by Lucvaa, galley sink, central vac with toe kick in kitchen, fireplace 2021.

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



|   |  |                        |  |
|---|--|------------------------|--|
| <b>1425 Lansdowne Ave</b><br><b>Toronto Ontario M6H 3Z9</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$4,420.87/2024<br><b>Sold Date:</b> 07/10/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 23 |  |                        | <b>Sold:</b> \$1,120,000<br><b>List:</b> \$1,199,900<br><b>% Dif:</b> 93 |
| Semi-Detached   | <b>Fronting On:</b> E                    | <b>Rms:</b> 8 + 4      |  |
| <b>Link:</b><br>2 1/2 Storey  | <b>Acreage:</b> <.50<br>19.29 x 103 Feet | <b>Bedrooms:</b> 3 + 1 | <b>Washrooms:</b> 3<br>1x3xGround, 1x4x2nd, 1x4xBsmt                     |
| <b>Dir/Cross St:</b> Lansdowne Ave South of St Clair Ave<br><b>Directions:</b> Lansdowne Ave South of St Clair Ave  |  |                        |  |

**MLS#:** W12226640

**PIN#:** 213240068

**Legal:** PCL 4-1 SEC M329; PT LT 4 PL M329 TORONTO

|   |  |                           |               |
|---|--|---------------------------|---------------|
| <b>Kitchens:</b> 2 + 1                              | <b>Exterior:</b> Brick   | <b>Zoning:</b>            |               |
| <b>Fam Rm:</b> Y                                    | <b>Gar/Gar Spcs:</b> None / 0  | <b>Cable TV:</b>          | <b>Hydro:</b> |
| <b>Basement:</b> Apartment / Finished with Walk-Out | <b>Park/Drive:</b>   | <b>Gas:</b>               | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> N                             | <b>Drive:</b> Lane   | <b>Water:</b>             | Municipal     |
| <b>Heat:</b> Forced Air / Gas                       | <b>Drive Park Spcs:</b> 2  | <b>Water Supply Type:</b> |               |
| <b>A/C:</b> Central Air                             | <b>Tot Prk Spcs:</b> 2   | <b>Sewer:</b>             | Sewers        |
| <b>Central Vac:</b> N                               | <b>UFFI:</b> No  | <b>Waterfront:</b>        |               |
| <b>Apx Age:</b>                                     | <b>Pool:</b> None  | <b>Retirement:</b>        | N             |
| <b>Year Built:</b> 1914                             | <b>Prop Feat:</b> Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School | <b>HST Applicable to</b>  | Included In   |
| <b>Yr Built Source:</b> MPAC                        | <b>Exterior Feat:</b> Deck, Patio, Porch Enclosed, Recreational Area                               | <b>Sale Price:</b>        |               |
| <b>Apx Sqft:</b> 1500-2000                          | <b>Interior Feat:</b> Carpet Free, In-Law Suite  | <b>Farm/Agr:</b>          |               |
| <b>Lot Shape:</b> Rectangular                       |  | <b>Oth Struct:</b>        |               |
| <b>Lot Size Source:</b> MPAC                        |  | <b>Survey Type:</b>       | None          |
| <b>Roof:</b> Asphalt Shingle                        |  | <b>Spec Desig:</b>        | Unknown       |
| <b>Foundation:</b> Block, Concrete                  |  |                           |               |
| <b>Assessment:</b> <b>POTL:</b>                     |  |                           |               |
| <b>POTL Mo Fee:</b>                                 |  |                           |               |
| <b>Laundry lev:</b> Lower                           |  |                           |               |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                |                     |
|----|-----------|--------|-------------|------------|----------------|----------------|---------------------|
| 1  | Living    | Ground | 15.72       | x 12.07    | Hardwood Floor | French Doors   | Combined W/Dining   |
| 2  | Dining    | Ground | 15.72       | x 12.07    | Hardwood Floor | Crown Moulding | Open Concept        |
| 3  | Kitchen   | Ground | 14.7        | x 9.84     | Ceramic Floor  | Modern Kitchen | Ceramic Back Splash |
| 4  | Breakfast | Ground | 14.7        | x 9.84     | Ceramic Floor  | Breakfast Bar  | Combined W/Kitchen  |
| 5  | Br        | Ground | 10.43       | x 9.78     | Hardwood Floor | Crown Moulding | Window              |
| 6  | Kitchen   | 2nd    | 11.55       | x 7.81     | Hardwood Floor | Modern Kitchen | Ceramic Back Splash |
| 7  | Dining    | 2nd    | 11.55       | x 6.86     | Hardwood Floor | Open Concept   | Pantry              |
| 8  | Br        | 2nd    | 11.61       | x 9.38     | Hardwood Floor | Closet         | Window              |
| 9  | Prim Bdrm | 2nd    | 11.48       | x 15.29    | Hardwood Floor | Closet         | Bay Window          |
| 10 | Family    | 3rd    | 13.52       | x 15.03    | Laminate       | Window         | W/O To Sunroom      |
| 11 | Sunroom   | 3rd    | 11.45       | x 15.29    | Wood Floor     | Enclosed       | W/O To Deck         |
| 12 | Living    | Bsmt   | 8.89        | x 13.52    | Ceramic Floor  | Open Concept   | Walk-Out            |
| 13 | Dining    | Bsmt   | 10.3        | x 7.19     | Ceramic Floor  | Window         | Open Concept        |
| 14 | Kitchen   | Bsmt   | 7.61        | x 6.3      | Ceramic Floor  | Window         | Open Concept        |
| 15 | Br        | Bsmt   | 14.96       | x 8.33     | Laminate       | Closet         | Window              |
| 16 | Laundry   | Bsmt   | 8.27        | x 8.01     | Ceramic Floor  | Separate Rm    | Laundry Sink        |

**Client Remarks:** Spectacular, fully renovated large semi-detached home in the heart of the city, offering versatile living across four finished levels. The third-floor family room opens to a bright enclosed solarium and a spacious rooftop deck with sweeping views of the CN Tower and the Toronto skyline, an ideal setting for private entertaining. The main floor boasts 9-foot ceilings, a modern kitchen with ceramic backsplash, and an open-concept dining and living area, complemented by a sleek 3-piece washroom. A beautiful oak staircase leads to the second floor, where you'll find a second fully equipped kitchen with glass ceramic backsplash, a dedicated dining area with pantry, a sun-filled primary bedroom featuring a charming bay window, and a generously sized third bedroom with ample closet space. The lower level features a finished basement with a spacious one-bedroom apartment, perfect for rental income or extended family living. The home is currently configured as three separate units, yet effortlessly convertible to a large single-family residence with an in-law suite. Separate laundry included for added convenience. Located just steps from the vibrant energy of St. Clair Avenue West, with parks, schools, cafes, and transit at your doorstep, this property is a rare blend of urban living, income potential, and family comfort.

**Inclusions:** 3 Fridges, 2 Stoves, All electrical fixtures, all window coverings, washer and dryer, Furnace and Central air conditioner

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



|   |                         |  |  |
|---|-------------------------|--|--|
| <b>191 EarlsCourt Ave<br/>Toronto Ontario M6E 4B2</b><br>Toronto W03 Corso Italia-Davenport Toronto |                         |  | <b>Sold: \$1,175,000</b><br><b>List: \$1,249,000</b> |
| <b>Taxes:</b> \$5,343.21/2024   | <b>For:</b> Sale        | <b>% Dif:</b> 94                       |  |
| <b>Sold Date:</b> 07/16/2025  |                         |  |  |
| <b>SPIS:</b> N  | <b>Last Status:</b> SLD | <b>DOM:</b> 64                         |  |
| Triplex   | <b>Fronting On:</b> E   | <b>Rms:</b> 10 + 4                     |  |
| <b>Link:</b>  | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 1                 |  |
| 3-Storey  | 17 x 128 Feet           | <b>Washrooms:</b> 4                    |  |
|   | <b>Irreg:</b>           | 1x4xMain, 1x2x2nd, 1x4x3rd,<br>1x4xBsm |  |
| <b>Dir/Cross St:</b> EarlsCourt Ave & Morrison Ave <b>Directions:</b> EarlsCourt Ave & Morrison Ave |                         |  |  |

**MLS#:** W12148693

**PIN#:** 104760336

**Legal:** PT LT 303 E/S EARLSCOURT AV PL 1381 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) PTS 2 & 3 63R4545

|                                   |   |  |
|-----------------------------------|---|--|
| <b>Kitchens:</b> 2 + 1            | <b>Exterior:</b> Brick  | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                  | <b>Gar/Gar Spcs:</b> None / 2   | <b>Cable TV:</b> Y                               |
| <b>Basement:</b> Full / Finished  | <b>Park/Drive:</b>  | <b>Hydro:</b> Y                                  |
| <b>Fireplace/Stv:</b> N           | <b>Drive:</b> Private Double  | <b>Gas:</b>                                      |
| <b>Heat:</b> Baseboard / Electric | <b>Drive Park Spcs:</b> 2   | <b>Phone:</b> Y                                  |
| <b>A/C:</b> None                  | <b>Tot Prk Spcs:</b> 2  | <b>Water:</b> Municipal                          |
| <b>Central Vac:</b> N             | <b>UFFI:</b>  | <b>Water Supply Type:</b>                        |
| <b>Apx Age:</b> 31-50             | <b>Pool:</b> None   | <b>Sewer:</b> Sewers                             |
| <b>Year Built:</b> 1990           | <b>Prop Feat:</b> Library, Park, Place Of Worship, Public Transit, Rec Centre, School | <b>Waterfront:</b>                               |
| <b>Apx Sqft:</b> 1500-2000        | <b>Interior Feat:</b> Separate Hydro Meter  | <b>Retirement:</b>                               |
| <b>Roof:</b> Asphalt Shingle      | <b>Security Feat:</b> Carbon Monoxide Detectors                                       | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Foundation:</b> Unknown        |   | <b>Farm/Agr:</b>                                 |
| <b>Assessment:</b> <b>POTL:</b>   |   | <b>Oth Struct:</b> Shed                          |
| <b>POTL Mo Fee:</b>               |   | <b>Survey Type:</b> Available                    |
| <b>Laundry lev:</b> Upper         |   | <b>Spec Desig:</b> Unknown                       |

| #  | Room    | Level | Length (ft) | Width (ft) | Description       |               |
|----|---------|-------|-------------|------------|-------------------|---------------|
| 1  | Living  | Main  | 18.6        | x 13.06    | Combined W/Dining |               |
| 2  | Kitchen | Main  | 7.84        | x 6.69     | O/Looks Dining    | Ceramic Floor |
| 3  | Br      | Main  | 10.3        | x 9.74     | Parquet Floor     |               |
| 4  | Living  | 2nd   | 19.06       | x 13.06    | Combined W/Dining | Vinyl Floor   |
| 5  | Kitchen | 2nd   | 8.2         | x 6.5      | O/Looks Dining    | Ceramic Floor |
| 6  | Br      | 2nd   | 10.27       | x 9.58     | Closet            | Vinyl Floor   |
| 7  | Br      | 3rd   | 9.84        | x 9.84     | Double Closet     | Vinyl Floor   |
| 8  | Br      | 3rd   | 13.06       | x 9.06     | W/O To Balcony    | Vinyl Floor   |
| 9  | Br      | Bsmt  | 10.14       | x 9.71     | Vinyl Floor       | Window        |
| 10 | Living  | Bsmt  | 18.11       | x 12.7     | Combined W/Dining | Vinyl Floor   |
| 11 | Kitchen | Bsmt  | 7.78        | x 6.33     | O/Looks Dining    | Ceramic Floor |

**Client Remarks:** TRIPLEX IN A GREAT LOCATION! This semi-detached, full-brick triplex is situated in a prime location in a vibrant and well-connected neighbourhood known for its family-friendly atmosphere and strong sense of community. As a legal triplex with separate hydro meters, it is a fantastic investment opportunity. Well maintained and recently updated, it features a new roof (2020), updated bathrooms, refreshed flooring, and newer appliances in select units. The property is landscaped and offers two-car parking. The upper unit - which will be vacant - is a spacious three-bedroom apartment with one full and one half bathroom, as well as in-suite laundry. One of the bedrooms has access to a balcony overlooking the backyard, providing a private outdoor space. Updates to this unit include a renovated bathroom and updated flooring. It also comes with one designated parking spot. The main floor unit is a bright and inviting one-bedroom, one-bathroom apartment. It features large windows that offer views of both the front and back yards. This unit also comes with one parking spot. The lower unit is a well-appointed one-bedroom, one-bathroom apartment. It features a remodelled bathroom, new vinyl flooring, and a brand-new stove. A large window in the main living space brings in plenty of natural light, creating a bright and welcoming atmosphere. Located in the heart of EarlsCourt, the property is within walking distance of parks, schools, and public transit, offering easy access to downtown Toronto. EarlsCourt Park provides sports fields and walking trails, while the nearby St. Clair West corridor features shops, restaurants, and cafes. The area is well-served by TTC streetcars and buses, making it a convenient location for families and professionals.

**Inclusions:** Existing Fridge x 3, Stove x 3, Range-hood x 3, Stackable Washer & Dryer in Unit C, All Window Blinds

**Listing Contracted With:** Royal LePage Locations North 705-429-4800

|  <p>FOREST HILL REAL ESTATE INC., Brokerage</p>   | <b>84 Earls Court Ave</b><br><b>Toronto Ontario M6E 4A9</b><br>Toronto W03 Corso Italia-Davenport Toronto<br><b>Taxes:</b> \$5,994.05/2024 <b>For:</b> Sale <b>% Dif:</b> 98<br><b>Sold Date:</b> 07/31/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 58 |              |   |  |                           | <b>Sold:</b> \$1,595,000<br><b>List:</b> \$1,629,000 |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|---|---|--------------|---|--|---------------------------|--|---|-------------|--------------|--------------------|-------------------|--------------------|--|---|--------|------|-------|--------|----------|----------------|---|--------|------|-------|---------|----------|------------|---|---------|------|-------|--------|----------|---------------|---|--------|-----|------|---------|---------------|------------|---|--------|-----|-------|--------|---------------|------------|---|--------|-----|------|--------|---------------|----------------------|---|-----------|-----|-------|---------|----------|-------------|---|-----|------|-------|---------|----------|--------------|---|--------|--------|-------|---------|------------|-----------|----|--------|--------|-------|--------|------------|-------------------|----|---------|--------|-------|--------|------------|------------|----|-----------|--------|-------|---------|----------------|--------------|
|   | Semi-Detached   |              | <b>Fronting On:</b> W   |  | <b>Rms:</b> 7 + 4         |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>Link:</b>  | 2 1/2 Storey | <b>Acreage:</b>   | 18 x 128 Feet                            | <b>Bedrooms:</b> 4 + 1    |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   |   |              | <b>Irrig:</b>   | Main 18x60, Suite 22x32, Rear 47x32 appr | <b>Washrooms:</b> 4       | 1x4x2nd, 1x3xMain, 1x3x3rd, 1x3xBsmt                 |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   |   |              | <b>Dir/Cross St:</b>  | St. Clair & Dufferin                     | <b>Directions:</b>        | St. Clair & Dufferin                                 |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>MLS#:</b> W12191420  |              | <b>PIN#:</b> 213180126  |  |                           |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>Legal:</b> PLAN 918 BLK H PT LOTS 8 & 9  |              |   |  |                           |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>Kitchens:</b> 2 + 1  |              | <b>Exterior:</b> Brick / Concrete   |  | <b>Zoning:</b>            |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>Fam Rm:</b> N  |              | <b>Gar/Gar Spcs:</b> Detached / 2   |  | <b>Cable TV:</b>          | <b>Hydro:</b>  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
|   | <b>Basement:</b> Finished   |              | <b>Park/Drive:</b> Private  |  | <b>Gas:</b>               | <b>Phone:</b>  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Fireplace/Stv:</b> Y   |   |              | <b>Drive:</b> Private   |  | <b>Water:</b>             | Municipal  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Heat:</b> Forced Air / Gas   |   |              | <b>Drive Park Spcs:</b> 2   |  | <b>Water Supply Type:</b> |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>A/C:</b> Central Air   |   |              | <b>Tot Prk Spcs:</b> 4  |  | <b>Sewer:</b>             | Sewers   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Central Vac:</b> N   |   |              | <b>UFFI:</b>  |  | <b>Waterfront:</b>        |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Apx Age:</b>   |   |              | <b>Pool:</b> None   |  | <b>Retirement:</b>        | N  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Apx Sqft:</b> 2500-3000  |   |              | <b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, Rec Centre, School |  | <b>HST Applicable to:</b> | Included In  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Roof:</b> Shingles, Flat   |   |              | <b>Interior Feat:</b> Other   |  | <b>Sale Price:</b>        |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Foundation:</b> Concrete Block   |   |              |   |  | <b>Farm/Agr:</b>          |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Assessment:</b> POTL:  |   |              |   |  | <b>Oth Struct:</b>        |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>POTL Mo Fee:</b>   |   |              |   |  | <b>Survey Type:</b>       | None   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Laundry lev:</b>   |   |              |   |  | <b>Spec Desig:</b>        | Unknown  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <table border="1"> <thead> <tr> <th>#</th><th><u>Room</u></th><th><u>Level</u></th><th><u>Length (ft)</u></th><th><u>Width (ft)</u></th><th><u>Description</u></th><th></th></tr> </thead> <tbody> <tr><td>1</td><td>Living</td><td>Main</td><td>11.68</td><td>x 10.5</td><td>Laminate</td><td>Picture Window</td></tr> <tr><td>2</td><td>Dining</td><td>Main</td><td>12.01</td><td>x 10.07</td><td>Laminate</td><td>Pot Lights</td></tr> <tr><td>3</td><td>Kitchen</td><td>Main</td><td>14.76</td><td>x 12.6</td><td>Laminate</td><td>Centre Island</td></tr> <tr><td>4</td><td>2nd Br</td><td>2nd</td><td>14.5</td><td>x 12.01</td><td>Parquet Floor</td><td>Pot Lights</td></tr> <tr><td>5</td><td>3rd Br</td><td>2nd</td><td>12.34</td><td>x 8.99</td><td>Parquet Floor</td><td>Pot Lights</td></tr> <tr><td>6</td><td>4th Br</td><td>2nd</td><td>12.4</td><td>x 9.09</td><td>Parquet Floor</td><td>Stainless Steel Appl</td></tr> <tr><td>7</td><td>Prim Bdrm</td><td>3rd</td><td>11.68</td><td>x 11.58</td><td>Laminate</td><td>W/O To Deck</td></tr> <tr><td>8</td><td>Rec</td><td>Bsmt</td><td>22.67</td><td>x 14.01</td><td>Laminate</td><td>3 Pc Ensuite</td></tr> <tr><td>9</td><td>Living</td><td>Ground</td><td>17.49</td><td>x 14.99</td><td>Tile Floor</td><td>3 Pc Bath</td></tr> <tr><td>10</td><td>Dining</td><td>Ground</td><td>14.01</td><td>x 9.42</td><td>Tile Floor</td><td>Combined W/Dining</td></tr> <tr><td>11</td><td>Kitchen</td><td>Ground</td><td>14.01</td><td>x 8.01</td><td>Tile Floor</td><td>Pot Lights</td></tr> <tr><td>12</td><td>Prim Bdrm</td><td>Ground</td><td>14.34</td><td>x 11.75</td><td>Hardwood Floor</td><td>Open Concept</td></tr> </tbody> </table> |   |              |   |  |                           |  | # | <u>Room</u> | <u>Level</u> | <u>Length (ft)</u> | <u>Width (ft)</u> | <u>Description</u> |  | 1 | Living | Main | 11.68 | x 10.5 | Laminate | Picture Window | 2 | Dining | Main | 12.01 | x 10.07 | Laminate | Pot Lights | 3 | Kitchen | Main | 14.76 | x 12.6 | Laminate | Centre Island | 4 | 2nd Br | 2nd | 14.5 | x 12.01 | Parquet Floor | Pot Lights | 5 | 3rd Br | 2nd | 12.34 | x 8.99 | Parquet Floor | Pot Lights | 6 | 4th Br | 2nd | 12.4 | x 9.09 | Parquet Floor | Stainless Steel Appl | 7 | Prim Bdrm | 3rd | 11.68 | x 11.58 | Laminate | W/O To Deck | 8 | Rec | Bsmt | 22.67 | x 14.01 | Laminate | 3 Pc Ensuite | 9 | Living | Ground | 17.49 | x 14.99 | Tile Floor | 3 Pc Bath | 10 | Dining | Ground | 14.01 | x 9.42 | Tile Floor | Combined W/Dining | 11 | Kitchen | Ground | 14.01 | x 8.01 | Tile Floor | Pot Lights | 12 | Prim Bdrm | Ground | 14.34 | x 11.75 | Hardwood Floor | Open Concept |
| #   | <u>Room</u>   | <u>Level</u> | <u>Length (ft)</u>  | <u>Width (ft)</u>                        | <u>Description</u>        |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 1   | Living  | Main         | 11.68   | x 10.5                                   | Laminate                  | Picture Window                                       |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 2   | Dining  | Main         | 12.01   | x 10.07                                  | Laminate                  | Pot Lights   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 3   | Kitchen   | Main         | 14.76   | x 12.6                                   | Laminate                  | Centre Island  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 4   | 2nd Br  | 2nd          | 14.5  | x 12.01                                  | Parquet Floor             | Pot Lights   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 5   | 3rd Br  | 2nd          | 12.34   | x 8.99                                   | Parquet Floor             | Pot Lights   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 6   | 4th Br  | 2nd          | 12.4  | x 9.09                                   | Parquet Floor             | Stainless Steel Appl                                 |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 7   | Prim Bdrm   | 3rd          | 11.68   | x 11.58                                  | Laminate                  | W/O To Deck  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 8   | Rec   | Bsmt         | 22.67   | x 14.01                                  | Laminate                  | 3 Pc Ensuite   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 9   | Living  | Ground       | 17.49   | x 14.99                                  | Tile Floor                | 3 Pc Bath  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 10  | Dining  | Ground       | 14.01   | x 9.42                                   | Tile Floor                | Combined W/Dining                                    |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 11  | Kitchen   | Ground       | 14.01   | x 8.01                                   | Tile Floor                | Pot Lights   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| 12  | Prim Bdrm   | Ground       | 14.34   | x 11.75                                  | Hardwood Floor            | Open Concept   |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Client Remks:</b> Renovated MAIN HOUSE + BACKYARD SUITE + 2 1/2 CAR GARAGE = 2 HOMES, parking, and endless possibilities, all on one deep oversized lot! Beautifully renovated 2 1/2 storey main house has 4 bedrooms, 3 baths & a gorgeous 2nd floor deck. One bedroom is currently set up as a second kitchen, so this home could easily be turned into two large apartments. The incredible Backyard suite is 1076 sq. ft., a self contained, beautifully appointed, high ceilinged, open concept living/dining /kitchen, plus has a separate bedroom and large bathroom. 2 1/2 car garage has an additional 2-3 car interlocking brick parking area, and could have laneway housing potential. See attached floor plans and list of features/upgrades. Come check out this property. Its well worth the look! TREMENDOUS VALUE! Fantastic friendly neighbourhood! Close to TTC, Piccinni Community Centre & park, and all the great stores and restaurants on St. Clair W.   |   |              |   |  |                           |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Inclusions:</b> 2 gas stoves, 1 electric stove, 3 fridges, 2 vent hoods, 2 b/i dishwashers, 2 washers, 2 dryers, All Elf's, All Window Coverings (Except As Excluded) Main house: primary br wardrobes, chest freezer (as is), alarm system, doorbell camera (monitoring extra), 2 EGDO x 2 remotes.   |   |              |   |  |                           |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |
| <b>Listing Contracted With:</b> FOREST HILL REAL ESTATE INC. 416-488-2875   |   |              |   |  |                           |  |   |             |              |                    |                   |                    |  |   |        |      |       |        |          |                |   |        |      |       |         |          |            |   |         |      |       |        |          |               |   |        |     |      |         |               |            |   |        |     |       |        |               |            |   |        |     |      |        |               |                      |   |           |     |       |         |          |             |   |     |      |       |         |          |              |   |        |        |       |         |            |           |    |        |        |       |        |            |                   |    |         |        |       |        |            |            |    |           |        |       |         |                |              |