



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

MLS#: W12514602	PIN#: 104760497
Legal: PLAN D1315 PT LOT 86	

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



1945 Dufferin St Toronto Ontario M6E 3P8 Toronto C03 Oakwood Village Toronto		Sold: \$715,000 List: \$729,000
Taxes: \$3,980/2024	For: Sale	% Dif: 98
Sold Date: 11/19/2025		
SPIS: N	Last Status: SLD	DOM: 182
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.67 x 115 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt
Dir/Cross St: Dufferin/Rogers Road Directions: South East		

MLS#: W12164312 **PIN#:** 104750807
Legal: PT LT 14 PL 1381D TORONTO; PT LT 15 PL 1381D TORONTO AS IN CT421296; S/T & T/W CT421296; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apex Age: Apex Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum Exterior Feat: Patio, Porch Interior Feat: Auto Garage Door Remote, Central Vacuum	Zoning: Single Family Residential Dwelling Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.53	x 9.84	Broadloom	Combined W/Dining	O/Looks Frontyard
2	Dining	Main	12.8	x 9.12	Broadloom	Combined W/Living	Window
3	Kitchen	Main	12.14	x 11.15	Ceramic Floor	B/I Ctr-Top Stove	W/O To Patio
4	Prim Bdrm	2nd	14.11	x 12.8	Hardwood Floor	Closet	
5	2nd Br	2nd	11.61	x 9.45	Hardwood Floor	Double Closet	
6	3rd Br	2nd	8.86	x 11.48	Hardwood Floor	Closet	
7	Bathroom	2nd	8.04	x 6.1	3 Pc Bath	Ceramic Floor	
8	Family	Bsmt	10.17	x 7.22	Tile Floor	Tile Floor	
9	Dining	Bsmt	12.2	x 8.86	Tile Floor		
10	Kitchen	Bsmt	6.2	x 10.5	Tile Floor		
11	Laundry	Bsmt	10.17	x 5.58	Tile Floor		
12	Bathroom	Bsmt	4.92	x 4.2	3 Pc Bath	Ceramic Floor	

Client Remks: 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.

Inclusions: 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.

Listing Contracted With: LIUT, S., REALTY LIMITED 416-787-0169



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

Kitchens: 3
Fam Rm: Y
Basement: Apartment / Separate Entrance
Fireplace/Stv: N
Heat: Heat Pump / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Lot Size Source: GeoWarehouse
Roof: Unknown
Foundation: Unknown
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Available, Boulevard, Front Yard
 Parking, Private
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room
Interior Feat: Primary Bedroom - Main
 Floor, Storage

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Unknown
Spec Desig: Unknown

#	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 Remks: Priced for a Quick Sale ... Newly renovated Duplex featuring 3 x 1-bedroom in the highly sought-after CorsolItalia - 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



1812 Dufferin St		Sold: \$850,000
Toronto Ontario M6E 3P6		List: \$819,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$3,891.09/2025	For: Sale	% Dif: 104
Sold Date: 09/01/2025		
SPIS: N	Last Status: SLD	DOM: 3
Semi-Detached	Fronting On: W	Rms: 5 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	109.35 x 15.3 Feet	Washrooms: 3
	Irreg:	1x2xGround, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin/St Clair W Directions: 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

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Other Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Paved Yard, Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Heater HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	0	0	Hardwood Floor	Bay Window	French Doors
2	Dining	Ground	0	0	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Ground	0	0	Tile Floor	Eat-In Kitchen	Window
4	Prim Bdrm	2nd	0	0	Hardwood Floor	Bay Window	East View
5	2nd Br	2nd	0	0	Hardwood Floor	Closet	Window
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 Earls Court 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 ELFs, 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 % Dif: 98 Sold Date: 10/16/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$800,000 List: \$819,900
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 80 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 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)

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



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

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

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Capability	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: Rare opportunity to move into much sought after Corso Italia neighbourhood just steps to St. Clair West. Award winning restaurants, cafe's, bakeries, schools, Earls court 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 perenials. 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



276 Oakwood Ave Toronto Ontario M6E 2V6 Toronto C03 Oakwood Village Toronto Taxes: \$5,882/2024 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,107,000 List: \$879,000 For: Sale % Dif: 126
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 26.42 x 107 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: St Clair Ave W & Oakwood Directions: North of Earncliffe Rd between Robina Ave & Glenholme Ave

MLS#: C12475948 **PIN#:** 104730495
Legal: Pt Blk X Pl 2118, TWP of York CY581414

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



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

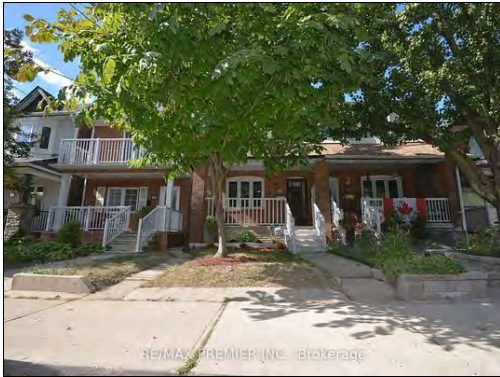
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: None	Gas:
Fireplace/Stv: N	Drive: None	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: Y	UFFI:	Waterfront: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

#	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 Custom Backsplash
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 Closet
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 Remks: 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 REALTY416-485-2299



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

MLS#: W12425135 **PIN#:** 213190172
Legal: Pt Lt 97 Pl 1381 Toronto as in CT 414838; Toronto

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
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 Remks: 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		Sold: \$880,000
Toronto Ontario M6E 4A6		List: \$899,999
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,803.53/2025	For: Sale	% Dif: 98
Sold Date: 07/21/2025		
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
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin & St. Clair Directions: Dufferin & St. Clair		

MLS#: W12274393	PIN#: 213170206
Legal: PT LT 8 BLK C PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA213422; TORONTO, CITY OF TORONTO	

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

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

Client Remks: 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 REALTY 905-707-8001



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

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



32 St Clair Gdns
Toronto Ontario M6E 3V4
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$4,584.85/2025 **For:** Sale **% Dif:** 100
Sold Date: 09/05/2025
SPIS: N **Last Status:** SLD **DOM:** 9
Sold: \$986,300
List: \$986,300
Semi-Detached **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
2-Storey **12.42 x 110 Feet** **Washrooms:** 3
Irreg: **1x4x2nd, 1x2xMain, 1x3xBsmt**
Dir/Cross St: St-Clair W/ Dufferin
Directions:
 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			
Kitchens: 1	Exterior: Stucco/Plaster / Vinyl Siding	Zoning: R(d0.6*742)	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Y	Hydro: Y
Basement: Finished with Walk-Out	Park/Drive:	Gas: Y	Phone: Y
Fireplace/Stv: N	Drive: Lane	Water: Municipal	
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers	
Central Vac: N	UFFI:	Waterfront:	
Apx Age: 100+	Pool: None	Retirement:	
Year Built: 1923	Prop Feat: Family Room, Public Transit	Under Contract: Hot Water Heater	
Yr Built Source: MPAC	Exterior Feat: Porch Enclosed, Deck, Landscaped, Patio	HST Applicable to Included In	
Apx Sqft: 1100-1500	Interior Feat: Carpet Free, In-Law Capability	Sale Price:	
Lot Shape: Rectangular		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct: Shed	
Roof: Asphalt Shingle		Survey Type: None	
Foundation: Concrete		Spec Desig: Unknown	
Assessment: 2024 POTL:			
POTL Mo Fee:			
Laundry lev: 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 Remks: 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 % Dif: 93 Sold Date: 07/12/2025 SPIS: N Last Status: SLD DOM: 50		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 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

Kitchens: 2 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	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 Tile Floor
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 Remks: Charming Semi-Detached 2-Storey Home in Vibrant Corso Italia! This well-maintained 3-bedroom, 2-bath home offers spacious living in one of Torontos 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, elf's

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



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

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

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Bar Fridge, Carpet Free, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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 Earls Court 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 % Dif: 98 Sold Date: 07/06/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,075,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 23.75 x 47.33 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: St. Clair and Dufferin Directions: west of dufferin

MLS#: W12246794 **PIN#:** 213180277
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

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1925 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	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	Closet	Hardwood Floor	Window
6	2nd Br	2nd	7.72	x 8.6	Closet	Hardwood Floor	Window
7	3rd Br	2nd	11.4	x 9.62	Closet	Hardwood Floor	Window
8	Bathroom	2nd	7.41	x 6.69	4 Pc Bath	Soaker	

Client Remks: 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 % Dif: 97 Sold Date: 09/02/2025 SPIS: N Last Status: SLD DOM: 20			Sold: \$1,070,000 List: \$1,099,000
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 13.42 x 89.5 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 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


Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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
Sold Date: 10/31/2025
SPIS: N
Last Status: SLD
DOM: 15

Sold: \$1,085,000
List: \$1,099,000
For: Sale
% Dif: 99
Fronting On: N
Acreage: 22 x 120 Feet
Irreg:
Rms: 6 + 2
Bedrooms: 3 + 1
Washrooms: 2
1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin St/St Clair Ave W
Directions: Dufferin St/St Clair Ave W

MLS#: W12466778
Legal: Plan 1381 Pt Lot 197

PIN#: 104760156

Kitchens: 2 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 3 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Awnings, Landscaped, Paved Yard, Porch Interior Feat: Carpet Free, In-Law Suite, Floor Drain, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	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 Remks: Step into a home where timeless craftsmanship and thoughtful restoration come together beautifully. 132 Hope Street isn't just a house its 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 todays 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, its 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



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

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

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



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

MLS#: W12240134	PIN#: 213160064
Legal: PT LT 10-11, PL 1360	

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

#	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 Remks: 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 piece bathroom 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



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

MLS#: W12436067 **PIN#:** 213190558
Legal: Plan 9184 BLK A pts 5-7

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



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

MLS#: W12226640 **PIN#:** 213240068

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

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

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



191 Earls court Ave Toronto Ontario M6E 4B2 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,343.21/2024 For: Sale % Dif: 94 Sold Date: 07/16/2025 SPIS: N Last Status: SLD DOM: 64			Sold: \$1,175,000 List: \$1,249,000
Triplex Link: 3-Storey	Fronting On: E Acreage: 17 x 128 Feet Irreg:	Rms: 10 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x4xMain, 1x2x2nd, 1x4x3rd, 1x4xBsmt	
Dir/Cross St: Earls court Ave & Morrison Ave Directions: Earls court Ave & Morrison Ave			

MLS#: W12148693 **PIN#:** 104760336
Legal: PT LT 303 E/S EARLS COURT AV PL 1381 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) PTS 2 & 3 63R4545

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



84 EarlsCourt Ave Toronto Ontario M6E 4A9 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,994.05/2024 For: Sale % Dif: 98 Sold Date: 07/31/2025 SPIS: N Last Status: SLD DOM: 58		
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 18 x 128 Feet Irreg: Main 18x60, Suite 22x32, Rear 47x32 appr	Rms: 7 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x4x2nd, 1x3xMain, 1x3x3rd, 1x3xBsmt
Dir/Cross St: St. Clair & Dufferin Directions: St. Clair & Dufferin		

MLS#: W12191420	PIN#: 213180126
Legal: PLAN 918 BLK H PT LOTS 8 & 9	

Kitchens: 2 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Shingles, Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Concrete Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 10.5	Laminate	Picture Window	Combined W/Dining
2	Dining	Main	12.01	x 10.07	Laminate	Pot Lights	Combined W/Living
3	Kitchen	Main	14.76	x 12.6	Laminate	Centre Island	Side Door
4	2nd Br	2nd	14.5	x 12.01	Parquet Floor	Pot Lights	Closet
5	3rd Br	2nd	12.34	x 8.99	Parquet Floor	Pot Lights	Closet
6	4th Br	2nd	12.4	x 9.09	Parquet Floor	Stainless Steel Appl	W/O To Deck
7	Prim Bdrm	3rd	11.68	x 11.58	Laminate	Closet	3 Pc Ensite
8	Rec	Bsmt	22.67	x 14.01	Laminate	Pot Lights	3 Pc Bath
9	Living	Ground	17.49	x 14.99	Tile Floor	Combined W/Dining	Pot Lights
10	Dining	Ground	14.01	x 9.42	Tile Floor	Skylight	Open Concept
11	Kitchen	Ground	14.01	x 8.01	Tile Floor	Renovated	Stainless Steel Appl
12	Prim Bdrm	Ground	14.34	x 11.75	Hardwood Floor	Pot Lights	Ceiling Fan

Client Remks: 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, Piccinini Community Centre & park, and all the great stores and restaurants on St. Clair W. Inclusions: 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.							
Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875							