



1075 Greenwood Ave
Toronto Ontario M4J 4E2
Sold: \$730,000
List: \$699,000

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,156/2024

For: Sale

% Dif: 104

Sold Date: 03/31/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: E

Rms: 5 + 3

Link: N

Acreage:

Bedrooms: 2 + 1

Bungalow

44.42 x 139.79 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x2xBsmt

14.42 x 140.15 x 44.18 x

125.17 FT

Dir/Cross St: Cosburn Ave & Greenwood Ave

MLS#: E12039974

PIN#: 104140008

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Water / Oil
A/C: None
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive:
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.29	x 10.91	Picture Window
2	Dining	Main	23.29	x 11.02	Combined W/Living Window
3	Kitchen	Main	12.04	x 8.46	Window
4	Br	Main	10.93	x 9.94	Closet
5	Br	Main	9.58	x 9.48	Closet
6	Br	Bsmt	11.09	x 19.19	O/Looks Backyard Window
7	Den	Bsmt	12.24	x 9.25	
8	Utility	Bsmt	13.78	x 11.09	

Client Remks: A Remarkable Opportunity in the Heart of East York! Calling all builders, renovators, and investors. This detached home is brimming with potential for those with vision. It is located in the highly sought-after East York, steps from Dieppe Park Complex and, within a great school district, including Diefenbaker and Cosburn Middle School. This property can be reimagined and developed into a highly desirable residence, presenting an exceptional opportunity for those looking to seize a unique opportunity to renovate or create a custom masterpiece in a high-demand area. Enjoy the vibrant lifestyle of this fantastic neighborhood, with easy access to the DVP, public transit, the Danforth, Greenwood Subway Station, and a short ride to Woodbine Beach. Whether you are planning a residential transformation or an investment, this property checks all the boxes for your next great success. This property is "sold as is, where is" condition. Don't miss out on this chance to invest in one of Toronto's most dynamic neighborhoods!

Extras:

Listing Contracted With: IPRO REALTY LTD.416-364-2036



1017 Greenwood Ave
Toronto Ontario M4J 4C9
 Toronto E03 East York Toronto
Taxes: \$3,550.68/2024
Sold Date: 01/16/2025

Sold: \$785,000
List: \$799,999

For: Sale

% Dif: 98

SPIS: N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** E
Link: N **Acreage:**
 Bungalow 20 x 100 Feet
Irreg:

Rms: 4 + 3
Bedrooms: 1 + 1
Washrooms: 2
 1x4xGround, 1x4xBsmt

Dir/Cross St: Mortimer/Greenwood

MLS#: E11919395

PIN#: 104140064

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

Exterior: Alum Siding
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 10.01	Bay Window	Laminate	
2	Kitchen	Main	9.51	x 8.69	Laminate	Window	
3	Prim Bdrm	Main	14.11	x 12.14	Walk-Out	Closet	Laminate
4	Utility	Main	5.91	x 4.27	W/O To Yard		
5	Bathroom	Main	8.53	x 6.56	4 Pc Bath	Ceramic Floor	Porcelain Sink
6	Br	Lower	14.11	x 10.99	Laminate	Bay Window	
7	Rec	Lower	18.37	x 11.81	Laminate	Pot Lights	
8	Laundry	Lower	9.51	x 6.23			
9	Furnace	Lower	12.47	x 5.25	Window		
10	Bathroom	Lower	8.53	x 6.56	4 Pc Bath		

Client Remks: Much Sought After East York Neighborhood, Detached Starter With Garage And With Easy Ttc Access. Perfect For First Time Buyer Or Builder/Renovator. Lots Of Updates But Some TLC Needed.

Extras: Great Starter Home Or Suits Builders And Renovators. Please Prepare Offers With Rlp Estate Schedule "B" Attached. Please email offers to nicklinetski@cirealty.com

Listing Contracted With: CIREALTY888-247-8808

**527 Sammon Ave****Toronto Ontario M4J 2B3**

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,778.13/2024**For:** Sale**Sold: \$840,000****List: \$875,000****% Dif:** 96**Sold Date:** 04/25/2025**SPIS:** N**Last Status:** SLD**DOM:** 17

Detached

Fronting On: S**Rms:** 5 + 1**Link:** N**Acreage:****Bedrooms:** 2 + 1

1 1/2 Storey

25 x 103 Feet

Washrooms: 2**Irreg:**

1x4, 1x3

Dir/Cross St: Coxwell/Sammon**MLS#:** E12068707**PIN#:** 104200024**Kitchens:**

1

Fam Rm:

N

Basement:

Finished

Fireplace/Stv:

N

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

700-1100

Apx Sqft:

700-1100

Assessment:**POTL:****POTL Mo Fee:**

Lower

Laundry lev:

Lower

Exterior:

Brick / Shingle

Drive:

Front Yard

Gar/Gar Spcs:

None / 1

Drive Park Spcs:

1

Tot Prk Spcs:

1

UFFI:**Pool:**

Abv Grnd

Prop Feat:**Zoning:****Cable TV:****Gas:****Water:****Water Supply:****Sewer:****Hydro:****Phone:**

Municipal

Sewers

Waterfront:**Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:**

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.81	x 11.81	Hardwood Floor
2	Dining	Main	11.15	x 10.17	Hardwood Floor
3	Kitchen	Main	8.99	x 8.01	Tile Floor
4	Other	Main	7.87	x 4.92	Skylight Tile Floor
5	Br	Main	7.87	x 8.37	Laminate B/I Closet
6	Br	Upper	14.44	x 8.5	Hardwood Floor B/I Closet
7	Rec	Lower	10.5	x 10.3	Laminate
8	3rd Br	Lower	7.87	x 9.51	Laminate

Client Remks: First time on the market in 24 years. Pride of ownership shows on this one. This is one house you have to see in person to believe. The ultimate mix of house and cottage all in one. The golden rule of real estate applies here. With the cost of an average detached home in the area at approx \$1.3M, if you can find one for under \$900k, you may have hit gold. Add parking and a backyard pool and you have truly hit the jackpot. Today is that day. 527 Sammon Ave is one of those rare East York originals that actually has a bedroom on the main floor. Usually the case with bungalows but not always the case for a 1.5 storey home. This one actually has 1 bedroom on each of the 3 levels. Also on the main level is a solarium area that can be converted into an office, homework area, reading room, etc and it overlooks the most amazing backyard on the block. It's like having a mini resort as your view. These owners have taken very good care of this home and kept meticulous notes along the way. Ask to see the list of updates done since 2004. Pre inspected and ready for move in just in time for the summer pool season.

Extras:**Listing Contracted With:** CENTURY 21 REGAL REALTY INC. 416-849-5360


952 Greenwood Ave
Toronto Ontario M4J 4C3

Toronto E03 Danforth Village-East York Toronto

Taxes: \$5,135.78/2024**For:** Sale**Sold:** \$899,000**List:** \$899,000**Sold Date:** 06/10/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 12

Detached

Fronting On: W**Rms:** 8 + 6**Link:** N**Acreage:****Bedrooms:** 3 + 2

1 1/2 Storey

25 x 114.75 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Greenwood/Sammon**MLS#:** E12181139**PIN#:** 104100563

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

Exterior: Alum Siding
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 4
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.98	x 5.64			
2	Living	Ground	15.06	x 16.57	Combined W/Dining	Laminate	French Doors
3	Dining	Ground	15.06	x 6.2	Combined W/Living	Laminate	
4	Kitchen	Ground	15.03	x 13.62	Eat-In Kitchen	Laminate	Spiral Stairs
5	3rd Br	Ground	10.99	x 10.3	Laminate	Double Closet	Ceiling Fan
6	Prim Bdrm	2nd	11.19	x 13.48	Broadloom	Double Closet	Window
7	2nd Br	2nd	11.19	x 10.2	Broadloom	Double Closet	Window
8	Br	Bsmt	10.33	x 6.5	Broadloom		
9	Br	Bsmt	10.33	x 7.87	Broadloom		
10	Kitchen	Bsmt	11.15	x 14.57	Tile Floor	Ceramic Floor	Irregular Rm
11	Rec	Bsmt	9.71	x 10.3	Broadloom		
12	Laundry	Bsmt	7.84	x 8.07			
13	Utility	Bsmt	4.95	x 9.97			

Client Remks: Spacious, Sunlit, and Perfectly Located. Welcome to 952 Greenwood Avenue, a beautifully expanded and thoughtfully designed 1 1/2 storey home offering space, versatility, and an unbeatable location in one of Toronto's most family-friendly communities. From the moment you arrive, you're welcomed by an oversized front entry, perfect for greeting guests, keeping things organized, or parking a stroller or bikes with ease. Step inside to discover a stunning open-concept main floor with soaring vaulted ceilings, skylights, and a layout that feels spacious. An entertainers dream, with generous living spaces ideal for hosting large family gatherings or simply enjoying everyday life in comfort. At the rear of the home, a spacious eat-in kitchen anchors the main level, with easy access to both the upper and lower floors. This unique home offers 3+2 bedrooms, including a fantastic separate-entry, self-contained in-law suite in the basement complete with two bedrooms, a full 4-piece bath, and its own eat-in kitchen. Whether for extended family, guests, or income potential, this flexible space offers endless value. A long private drive provides parking for up to four vehicles a rare find in the city. Location is everything, and this home truly delivers. Just a short walk to Greenwood and Dieppe Parks, your family can enjoy sledding in the winter, soccer in the summer, and endless afternoons outdoors. For commuters, the subway is just minutes away, and the DVP offers quick access downtown. Whether you're upsizing, looking for multigenerational living, or seeking income potential in a prime location 952 Greenwood Avenue is the kind of home that grows with you.

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY416-422-5115


50 Binswood Ave
Toronto Ontario M4C 3N5

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,578/2024**For:** Sale**Sold:** \$949,000**List:** \$949,000**Sold Date:** 03/11/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: W**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 1

Bungalow

29.67 x 107.7 Feet

Washrooms: 1**Irreg:**

1x4xMain

Dir/Cross St: Coxwell Ave and Mortimer Ave**MLS#:** E12009523**PIN#:** 104180237

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 11.29	Fireplace	Bay Window	O/Looks Dining
2	Dining	Main	11.29	x 8.3	O/Looks Living		
3	Prim Bdrm	Main	10.43	x 9.71	Closet		
4	2nd Br	Main	10.01	x 9.81	Closet		
5	Kitchen	Main	8.27	x 3.38	Stainless Steel Sink	Ceiling Fan	
6	Bathroom	Main	6.5	x 4.99	4 Pc Bath		
7	Foyer	Main	8.27	x 3.38	Closet	Tile Floor	
8	Br	Bsmt	19.75	x 12.5	Above Grade Window		
9	Office	Bsmt	8.69	x 6.76	Above Grade Window		
10	Utility	Bsmt	13.48	x 10.3			
11	Laundry	Bsmt	17.29	x 8.96	Laundry Sink		

Client Remks: Charming Detached Bungalow in Desirable East York Perfect for Families & Professionals Welcome to this well-loved and meticulously maintained detached bungalow in the heart of East York! Located within walking distance of the hospital and public transit, this property offers the ideal balance of convenience and comfort, close enough to be convenient but far enough for a peaceful, quiet retreat. This charming home features 2 cozy bedrooms, a bright and inviting living room, and a separate dining room perfect for family meals or entertaining guests. It has been kept in fantastic shape throughout the years, a true testament to the care and attention it has received. Now, it's ready for the next generation to move in and make it their own. Perfect for a family just starting out or a healthcare worker looking for a home near the hospital that you can walk to. This bungalow offers the best of both worlds. You'll have easy access to all the amenities East York has to offer, while enjoying a peaceful residential setting on a quiet street. Plus, with a separate entrance to the basement, the possibilities for extra space are endless. The private driveway leads to a fantastic garage, providing ample storage and parking. The yard and garden are low-maintenance, so you can spend more time enjoying your new home rather than working on it. Plus, with quick access to the DVP, 401, and QEW highways, commuting is a breeze. This is a classic East York bungalow that's been lovingly cared for and is waiting for you to create your dream home. Don't miss out on this wonderful opportunity; come see it for yourself!

Extras:**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY416-690-5100



1033 Greenwood Ave
Toronto Ontario M4J 4C9

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,263.12/2024

For: Sale

Sold: \$955,000

List: \$799,999

% Dif: 119

Sold Date: 05/06/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: E

Rms: 5

Link: N

Acreage:

Bedrooms: 2 + 1

Bungalow

29.33 x 100.14 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x4xLower

Dir/Cross St: Cosburn Ave & Donlands

MLS#: E12111122

PIN#: 104140056

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Fenced Yard, Hospital, Library, Rec Centre,		Farm/Agr:	
Assessment:	POTL:	School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 10.17	Hardwood Floor	Wall Sconce Lighting	Window
2	Dining	Main	7.55	x 7.87	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	9.51	x 8.76	Window		
4	Prim Bdrm	Main	12.47	x 10.6	Hardwood Floor	Window	Closet
5	2nd Br	Main	12.47	x 7.87	Hardwood Floor	Window	Closet
6	Rec	Bsmt	17.06	x 11.15	Hardwood Floor	Window	
7	3rd Br	Bsmt	16.86	x 11.15	Hardwood Floor	Window	

Client Remks: Spectacular opportunity! This cozy 2+1 bedroom bungalow is located just steps away from Dieppe park, the Danforth and all the awesomeness of East York! It really is the perfect starter home in one of the most family friendly neighbourhoods and, it has absolutely everything you need! Enjoy a functional layout with 2 nicely sized bedrooms, 2 full washrooms and a finished basement complete with its own separate entrance, third bedroom and rough-in for a second kitchen. Rent it out, make it your kids playroom or your own adult retreat! You will love spending time in your oversized backyard, perfect for those hot summer night hangouts and BBQs and, there is plenty of space for your guests to park in your long private driveway while you park in your own garage! Do not miss this one!

Extras:

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888



292 Floyd Ave
Toronto Ontario M4J 2J3
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,535/2024 **For:** Sale **% Dif:** 96
Sold Date: 03/24/2025
SPIS: N **Last Status:** SLD **DOM:** 14
Sold: \$960,000
List: \$999,000
 Detached **Fronting On:** N **Rms:** 5 + 2
Link: N **Acreage:** < .50 **Bedrooms:** 2 + 1
 Bungalow 27.6 x 107.95 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4xLower
Dir/Cross St: Donlands Ave/Mortimer Ave

MLS#: E12009817**PIN#:** 104060182

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Water / Other
A/C: Wall Unit
Central Vac: N
Apx Age: 51-99
Apx Sqft: 700-1100
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	11.48	x 9.68	
2	Br	Main	11.48	x 9.68	
3	Dining	Main	9.88	x 9.02	
4	Living	Main	12.96	x 12.76	
5	Kitchen	Main	12.17	x 8.63	
6	Br	Bsmt	18.54	x 11.52	

Client Remks: Awesome Location! Great starter home or downsizing option! Detached bungalow with mutual drive and large detached garage. Yard is perfect for entertaining or just playing with the kids. Minutes to transport -close to all that the Danforth has to offer: shopping, eating, banking and more!

Extras:

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



6 Dunkirk Rd
Toronto Ontario M4C 2L9
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,306.04/2024 **For:** Sale **% Dif:** 93
Sold Date: 05/30/2025
SPIS: N **Last Status:** SLD **DOM:** 39
 Detached **Fronting On:** N **Rms:** 5 + 5
Link: N **Acreage:** **Bedrooms:** 2 + 2
 Bungalow 36.42 x 82.04 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x3xBsmt
Dir/Cross St: Coxwell and Mortimer

MLS#: E12094424**PIN#:** 104180227

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	A Hydro: Y
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone: A
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.92	x 9.75	Bay Window	Hardwood Floor	Combined W/Dining
2	Dining	Main	22.92	x 9.75	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	9.33	x 5.54	Ceramic Back Splash	Ceramic Floor	
4	Prim Bdrm	Main	10.75	x 9.06	Hardwood Floor	B/I Closet	
5	2nd Br	Main	10.42	x 8.96	Hardwood Floor	B/I Closet	
6	Living	Bsmt	7.33	x 17.67	Above Grade Window	Combined W/Dining	Laminate
7	Dining	Bsmt	7.33	x 17.67	Above Grade Window	Combined W/Living	Laminate
8	Kitchen	Bsmt	8	x 7.63	Ceramic Back Splash	Ceramic Floor	
9	Br	Bsmt	10	x 8.67	Above Grade Window	Laminate	
10	2nd Br	Bsmt	10.42	x 8.67	Above Grade Window	Laminate	

Client Remks: **FANTASTIC EAST YORK BUNGALOW WITH 36 FOOT FRONTAGE AND 2 SEPARATE 2 BEDROOM APARTMENTS.** Welcome to 6 Dunkirk Rd, an inviting detached all-brick bungalow in the heart of East York. This updated home offers homebuyers many benefits. It is located in a quiet neighbourhood, yet is very convenient (91 Walk Score). The home is just minutes walk away from Michael Garron Hospital and is also a less than 10-minute-walk to Coxwell subway station and the Danforth with its excellent restaurants and many shopping options. Just steps away from the bus stop, its just a short ride to the subway and the Danforth. For those that drive, this home offers easy access to the DVP, and is also a quick drive to the Lakeshore/Gardiner expressway. Surrounded by newly developed homes, the main floor of this efficiently designed bungalow has 2 generously sized bedrooms, an open kitchen, a living/dining room, full bathroom, and a washer/dryer. A lockable doorway leads to a fully self-contained 2-bedroom basement apartment with its own separate exterior side entrance, separate full kitchen, 200 amp panel, own washer/dryer, and a full shower bath. It's perfect for extended family living, or as a mortgage helper. Homebuyers will also appreciate the parkette across the street for short walks, walking pets, or catching a breath of fresh air. Families with children will value the many school options in the area. The garage and long driveway offer ample parking and extra storage. Outdoor enthusiasts will fall in love with the easy access to Taylor Creek Park and its peaceful trails. The tranquil enclosed backyard is perfect for relaxing BBQs and hanging out. Flexible living for families, but also great for investors, and inbetween situations. Rent both the main floor and the basement and maximize cashflow. Alternatively, live in one unit and rent the other out to grow savings and equity faster. This detached bungalow offers maximum versatility in a vibrant and welcoming neighbourhood!

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


50 Frankdale Ave
Toronto Ontario M4J 3Z9

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,499.17/2024**For:** Sale**Sold: \$975,000****List: \$989,000****Sold Date:** 01/28/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 5 + 2**Link:** N**Acreage:****Bedrooms:** 2

2-Storey

26 x 54.83 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Attach Survey To All

Offers

Dir/Cross St: Greenwood & Sammon**MLS#:** E11933208**PIN#:** 104100466

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.47	x 10.33	Hardwood Floor	Separate Rm	Large Window
2	Dining	Ground	9.91	x 6.73	Ceramic Floor	Separate Rm	W/O To Deck
3	Kitchen	Ground	14.76	x 10.66	Ceramic Floor	Renovated	Large Window
4	Prim Bdrm	2nd	12.96	x 10.33	Broadloom	Double Closet	4 Pc Bath
5	2nd Br	2nd	9.97	x 8.69	Broadloom	Large Closet	O/Looks Backyard
6	Rec	Bsmt	12.63	x 7.87	Laminate	3 Pc Bath	Window
7	Office	Bsmt	12.63	x 7.87	Laminate	Combined W/Rec	

Client Remks: Great condo alternative! Why live in a condo when you can live in this charming renovated 2 bdrm, 2 bathroom detached home in the heart of Danforth Village with a front yard parking permit & spacious patio for entertaining family & friends. With a deck built in 2021 offering handy built-in storage below. The large renovated kitchen has lots of natural light streaming in through its big window and tons of storage with its large pantry and a new fridge from 2023. This kitchen is ideal for those who love to cook & enjoy cocktails with friends and this kitchen leads to a separate dining area with a walk-out. The living room also has a large window and a cozy feel for movie nights at home. The primary bedroom is large and the 2nd bdrm is a good size with a 4 PC bathroom on the upper level. The basement has room for a recreation area as well as a home office space. The rec room can be turned into a 3rd bdrm, if needed, thanks to the 3 PC bathroom on the lower level. Nestled in a fantastic neighbourhood, this lovely home is an 8 min walk to either the Donland or Greenwood TTC Stations as well as to Danforth Ave with all its cafes, restaurants, boutique & services. Also an 8 min walk to Aldwych Park for a peaceful retreat or picnic and same distance to Dieppe Park with its outdoor ice rink for hockey & public skating. As well as a lit baseball diamond, soccer pitch and multipurpose sports field, a children's playground and a splash pad. This great home has been well maintained and upgraded over the years with newer windows & sliding glass door, waterproofing, pot lights, etc. This is your opportunity to get into the market with a worry-free detached home with parking in much sought after Danforth Village at an affordable price!

Extras: Front Yard Parking Licensed.**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000



19 Lesmount Ave
Toronto Ontario M4J 3V5

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,914.04/2024

For: Sale

Sold: \$1,030,000

List: \$1,050,000

% Dif: 98

Sold Date: 01/21/2025

SPIS: N

Last Status: SLD

DOM: 12

Detached

Fronting On: E

Rms: 8 + 3

Link: N

Acreage:

Bedrooms: 3

2-Storey

25 x 100 Feet

Washrooms: 2

Irreg:

1x3xBsmt, 1x0x2nd

Dir/Cross St: Donlands Ave and Cosburn Ave

MLS#: E11916028

PIN#: 104090015

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.44	x 12.8	
2	Dining	Main	15.42	x 9.51	
3	Kitchen	Main	15.42	x 9.19	
4	Prim Bdrm	2nd	12.14	x 11.15	
5	2nd Br	2nd	9.51	x 12.8	
6	3rd Br	2nd	12.14	x 7.55	

Client Remks: Nestled in the vibrant and sought-after community of Danforth Village, this fully detached, two-storey, 3 bedroom home is ready to be reimagined and transformed into your dream space. This prime 25x100 lot is located within walking distance to the iconic Danforth, great parks, schools, and public transit. With beautiful curb appeal, well-kept exterior, mutual driveway and detached garage, this property has so much to offer. The interior boasts a very functional layout and charming features like the large bay window, stained glass, solid wood doors, trim and baseboards. Most of the second floor has already been taken down to the studs, revealing the good bones of this home and creating a truly blank canvas while saving you time and costs. The possibilities are endless, plus the separate entrance to the basement adds versatility for current or future renovation plans. Large, fenced backyard with privacy and garage access. City water lines and electrical panel have been updated. Whether you are a savvy investor, builder, or buyer ready to design your perfect home, this property offers unparalleled value in a prime location. Don't miss your chance to turn this hidden gem into the masterpiece it is destined to be!

Extras: Newer driveway gate and garage roof (2019), roof (2015). Explore various rebates/incentives available for energy efficient home renovations, adding secondary suites and more.

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



1030 Greenwood Ave
Toronto Ontario M4J 4E1

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,205.90/2025

For: Sale

% Dif: 96

Sold Date: 04/28/2025

SPIS: N

Last Status: SLD

DOM: 18

Detached

Fronting On: W

Rms: 6 + 5

Link: N

Acreage:

Bedrooms: 2 + 1

Bungalow

30 x 103.5 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x4xLower

Dir/Cross St: Greenwood Mortimer

MLS#: E12074870

PIN#: 104090314

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 51-99
Apx Sqft: 700-1100
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI: No
Pool: None
Prop Feat:
 Library, Place Of Worship, Public Transit,
 Rec Centre

Zoning: RS(f10.5;a325;d0.75*312)
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Fence - Full, Gazebo
Spec Desig: Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	7.61	x 8.27	California Shutters East View Hardwood Floor
2	Kitchen	Main	9.06	x 8.4	Laminate Stainless Steel Sink B/I Dishwasher
3	Living	Main	10.83	x 13.98	Bay Window California Shutters North View
4	Bathroom	Main	5.35	x 6.66	Window B/I Vanity Tile Floor
5	Br	Main	12.04	x 7.87	Hardwood Floor Large Window Closet
6	2nd Br	Main	10.27	x 10.79	Hardwood Floor Large Closet Ceiling Fan
7	Kitchen	Lower	11.48	x 8.07	Window Pot Lights Quartz Counter
8	Living	Lower	12.11	x 17.91	Combined W/Dining Pot Lights California Shutters
9	Br	Lower	9.55	x 10.43	Broadloom 3 Pc Ensuite Closet
10	Bathroom	Lower	5.68	x 6.53	Tile Floor Window
11	Laundry	Lower	8.04	x 11.32	Partly Finished Combined W/Workshop

Client Remks: Honest bungalow, big heart. Welcome to East York, where the post-war charm is real, the yards are big, and this sweet, unpretentious bungalow sits patiently waiting for its next chapter. With two self-contained units a bright 2-bedroom upstairs and a well-laid-out 1-bedroom below it's the kind of home that gives you options without the drama. Live upstairs and rent the basement to help with the mortgage, or bring the family and reunite the space into a single-family home. Both units have their own laundry, dishwashers (yes, really), and a sense of calm that feels rare in the city. The lower level has its own private entrance, so your guests, tenants, or in-laws come and go as they please. A wide private drive, detached garage, and that dreamy East York lot mean plenty of room to grow, garden, or just stretch out and breathe. This is not a flip, not a gut-job, and not pretending to be something it's not. It's a solid, well-loved home in good shape, on a great street, in a neighbourhood with real roots. The kind of place where the coffee shop knows your order, the neighbours wave from their porches, and transit, groceries, and parks are all a short walk away. Whether you're an investor looking for turnkey income, a first-time buyer who wants options, or someone who just appreciates an honest house with a quiet kind of cool, this one's worth a visit. Main floor tenant willing to stay. Basement recently vacated. New carpet!

Extras:

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



790 Coxwell Ave		Sold: \$1,050,000
Toronto Ontario M4C 3E2		List: \$999,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$5,715.98/2025	For: Sale	% Dif: 105
Sold Date: 06/11/2025		
SPIS: N	Last Status: SLD	DOM: 7
Detached	Fronting On: W	Rms: 9 + 4
Link: N	Acreage:	Bedrooms: 4
2-Storey	24.79 x 108 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell Ave & Danforth Ave		

MLS#: E12196692	PIN#: 104200421
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Kitchens:	3	Exterior:	Brick	Zoning:	Hydro:
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Municipal
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	Sewers
A/C:	Wall Unit	UFFI:		Sewer:	
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Fireplace/Stove, Hospital, Library, Park,			Farm/Agr:
Assessment:	2024 POTL:	Public Transit, School			Oth Struct:
POTL Mo Fee:					Shed
Laundry lev:	Lower				Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.31	x 11.42	Hardwood Floor	Fireplace	Window
2	Dining	Main	14.62	x 9.84	Hardwood Floor	Window	
3	Kitchen	Main	14.62	x 7.94	Vinyl Floor	Window	
4	Br	Main	13.27	x 11.04	Vinyl Floor	Window	Closet
5	Prim Bdrm	2nd	10.48	x 15.12	Laminate	Picture Window	Closet
6	2nd Br	2nd	13.07	x 8.81	Laminate	Window	O/Looks Backyard
7	3rd Br	2nd	13.04	x 8.92	W/O To Roof	Vinyl Floor	
8	Kitchen	Bsmt	13.98	x 8.81	Vinyl Floor	Window	
9	Rec	Bsmt	19.49	x 10.2	Broadloom	Window	
10	Utility	Bsmt	17.91	x 21.26	Concrete Floor		

Client Remks: A Grand East York Classic with Endless Possibilities! Welcome to 790 Coxwell Avenue, a fully detached home filled with character, charm, and rare versatility perfect for a variety of buyers looking to live, invest, or both in one of Torontos most connected and vibrant neighbourhoods. Originally a 3-bedroom single-family home, it has evolved into a multi-functional property currently configured as two separate one-bedroom units ideal for multi-generational living or as an income-generating opportunity. With a separate side entrance to the basement, which includes a kitchen/ bathroom, the home has clear potential to become three self-contained units, offering excellent rental income or flexibility for extended families. Inside, you'll find grand principal rooms, an oversized dining room perfect for family gatherings, and a spacious eat-in kitchen. A family room addition at the back provides valuable extra living space, making this home ideal for large households or entertaining. Outside, enjoy a quiet, private backyard, an oversized front porch perfect for morning coffee and neighbourly chats, and a garage for 1-car parking or additional storage. Just a few steps from Coxwell subway, you'll love the easy access to transit, the East York Farmers Market, parks, Michael Garron Hospital, and all the shops and dining along the Danforth. You're also just a few subway stops from the very core of the city. Whether you're looking for a forever family home, a smart investment property, or a hybrid live/rent setup, 790 Coxwell Avenue delivers space, location, and potential in one of Torontos most sought-after communities.

Extras:
Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY416-422-5115



98 Woodmount Ave
Toronto Ontario M4C 3Y2
 Toronto E03 Danforth Toronto

Sold: \$1,050,000
List: \$1,148,900

Taxes: \$5,164.40/2025

For: Sale

% Dif: 91

Sold Date: 05/15/2025

SPIS: N

Last Status: SLD

DOM: 8

Detached

Fronting On: W

Rms: 6 + 1

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

20 x 100 Feet

Washrooms: 2

Irreg:

1x3xBsmt, 1x4x2nd

Dir/Cross St: Danforth/Woodbine

MLS#: E12134594

PIN#: 104230043

Kitchens:	1	Exterior:	Brick / Shingle	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 10.17	Hardwood Floor	Fireplace	Leaded Glass
2	Dining	Main	12.14	x 8.86	Hardwood Floor	French Doors	Wood Trim
3	Kitchen	Main	13.45	x 9.84	Eat-In Kitchen	W/O To Deck	
4	Prim Bdrm	2nd	14.11	x 13.78	Hardwood Floor	Closet	
5	2nd Br	2nd	12.47	x 9.19	Hardwood Floor	Closet	
6	3rd Br	2nd	10.83	x 9.19	Hardwood Floor	Closet	
7	Family	Bsmt	16.73	x 13.45	3 Pc Ensuite	Pot Lights	

Client Remks: Location, Location, Location. 3-Bedroom Detached Home on Prime Corner Lot with Parking! Discover the potential of this classic-style 3-bedroom detached house situated on an exceptional corner lot with convenient rear lane parking. This home is perfect for renovation or expansion, allowing you to create your dream residence for your growing family while maintaining the charm and character of this beautiful neighbourhood. The spacious backyard offers the possibility of adding a garage or garden suite, providing even more options for customization. Enjoy the convenience of being close to schools, shops, public transit, parks, and more. The possibilities are endless-make this your forever home!

Extras:

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



227 Woodmount Ave Toronto Ontario M4C 3Z7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,148.68/2024 For: Sale % Dif: 119 Sold Date: 04/16/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,060,000 List: \$889,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 19.25 x 120 Feet Irreg: corner lot	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Woodbine and Danforth			

MLS#: E12074714	PIN#: 104250485
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Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 700-1100 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Shed Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 12.47	Combined W/Dining	Hardwood Floor	B/I Bookcase
2	Dining	Main	11.48	x 10.17	Combined W/Living	Hardwood Floor	O/Looks Backyard
3	Kitchen	Main	9.51	x 8.86	Tile Floor	W/O To Deck	Window
4	Sunroom	Main	6.23	x 8.86	Hardwood Floor	Large Window	O/Looks Frontyard
5	Prim Bdrm	2nd	9.19	x 12.14	Hardwood Floor	Large Closet	Window
6	2nd Br	2nd	8.53	x 8.2	Hardwood Floor	Window	O/Looks Backyard
7	Rec	Bsmt	21	x 13.12	Combined W/Rec		
8	Laundry	Bsmt	8.86	x 5.25	2 Pc Bath		

Client Remks: Look no further! This classic Gambrel style 2-bedroom detached house on exceptional corner lot with rear lane parking has so much to offer! Renovated living room with hardwood flooring, custom built in cabinetry, dining room with sweet banquette benching, a front sunroom used for reading, office space or even a kids retreat. More built-in cabinetry in the upper hall and wall to wall closets in the primary bedroom. Furnace/AC ductwork and electrical updated in 2017. Move right in, because It's sweet and cozy the way it is, or add to it and make it your forever home for your growing family. There is even potential space for garden suite in the backyard. The possibilities are endless. Close to hospital, schools, TTC, parks.

Extras:

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-2181



20 Roosevelt Rd
Toronto Ontario M4J 4T6
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,556.39/2024 **For:** Sale **% Dif:** 98
Sold Date: 01/22/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Sold: \$1,075,000
List: \$1,099,000
 Detached **Fronting On:** W **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 2
 2-Storey 20 x 95 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell Ave and Sammon Ave

MLS#: E11925603**PIN#:** 104200228

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Alum Siding / Vinyl Siding	Cable TV:
Basement: Finished	Drive: Private	Hydro:
Fireplace/Stv: N	Gar/Gar Spcs: None / 0	Gas: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water:
A/C: Central Air	Tot Prk Spcs: 1	Water Supply:
Central Vac: N	UFFI:	Sewer: Sewers
Apex Age:	Pool: None	Waterfront:
Apex Sqft: 700-1100	Prop Feat:	Retirement:
Assessment: POTL:	Fenced Yard, Park, Public Transit	Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.28	x 11.81	Hardwood Floor	Window	Pot Lights
2	Kitchen	Main	12.63	x 14.86	Centre Island	Eat-In Kitchen	Pot Lights
3	Office	Main	6	x 9.09	Hardwood Floor	Window	Pot Lights
4	Prim Bdrm	2nd	10.47	x 10.66	Laminate	Window	Double Closet
5	2nd Br	2nd	9.12	x 10.53	Laminate	Window	Closet
6	Bathroom	2nd	5.25	x 6.96	Tile Floor	Window	4 Pc Bath
7	Family	Bsmt	14.47	x 7.02	Vinyl Floor	Window	Pot Lights
8	Bathroom	Bsmt	14.6	x 6.79	Tile Floor	Window	Pot Lights

Client Remks: Welcome to 20 Roosevelt Road, a fully detached, renovated two-storey home nestled in the heart of East York. This beautifully updated property boasts a chefs kitchen that will wow any home cook, featuring a stunning waterfall island, stainless steel appliances, and a walkout to a large private deck, perfect for al fresco dining. Inside, the home showcases gorgeous hardwood floors that flow seamlessly throughout the main level. With thoughtful details at every turn, this home offers plenty of space for modern living, including a dedicated work-from-home area both on the main floor and in the lower level. The two fully renovated bathrooms provide a touch of luxury: an elegant clawfoot tub on the second floor, and a spacious glassed shower in the lower level. Outside, the fenced-off private backyard offers a tranquil retreat, complemented by a charming shed that provides extra storage space. Enjoy the convenience of a legal front pad parking spot, an added rarity in this sought-after area. Location is everything, and this home delivers. Walk to the subway, nearby hospital, the vibrant farmers market, shops on Coxwell & Danforth, and local parks. This home truly has it all: style, space, and an unbeatable location.

Extras: **OPEN HOUSE SAT JAN 25, 2-4PM****Listing Contracted With:** ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY416-422-5115



596 Milverton Blvd
Toronto Ontario M4C 1X7
 Toronto E03 Danforth Toronto
Taxes: \$5,142.92/2024 **For:** Sale **% Dif:** 98
Sold Date: 02/18/2025
SPIS: N **Last Status:** SLD **DOM:** 7
 Detached **Fronting On:** N **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 Bungalow 31 x 117.75 Feet **Washrooms:** 2
Irreg: 1x3xMain, 1x3xBsmt
Dir/Cross St: WOODBINE/DANFORTH

MLS#: E11966862**PIN#:** 104240576

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	5	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	6	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	None
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.58	x 10.7	
2	Dining	Main	11.75	x 10.1	
3	Foyer	Main	7.12	x 7.15	
4	Kitchen	Main	5.84	x 6.07	
5	Prim Bdrm	Main	12.11	x 15.09	
6	2nd Br	Main	10.17	x 12.3	
7	3rd Br	Main	10.43	x 10.1	
8	Family	Lower	18.31	x 9.38	
9	Kitchen	Lower	16.01	x 11.65	
10	Br	Lower	9.88	x 13.12	

Client Remks: LOCATION! LOCATION LOCATION Attention Builders, Investors and Creative Visionaries! Loved by the same family for more than 6 decades, this Large Detached Bungalow WITH 6 CAR PARKING on High Demand Milverton Blvd. has SO MUCH POTENTIAL! A once in a century opportunity, some would say "Unicorn" opportunity, is the ideal property to create your dream home. Just steps to the Danforth, Subway and East Lynn Park, this home boasts high ceilings and large principal rooms. Access to the entire city directly from your doorstep while being in the highly coveted Danforth community. Don't miss out on your opportunity to construct your dream showpiece home on one of the most desirable streets in one of Toronto's most sought after communities.

Extras:

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



109 Virginia Ave
Toronto Ontario M4C 2T1
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$3,771.12/2024 **For:** Sale **% Dif:** 93
Sold Date: 03/14/2025
SPIS: Y **Last Status:** SLD **DOM:** 39

Detached **Fronting On:** S **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 2 + 1
 Bungalow 31 x 100 Feet **Washrooms:** 2
Irreg: 1x3, 1x2
Dir/Cross St: Woodbine/Cosburn

MLS#: E11952858**PIN#:** 104250169

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Available	Cable TV:
Basement: Full	Gar/Gar Spcs: Detached / 1	Gas: Hydro:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Nestled in the highly sought-after East York neighborhood of Toronto, this charming 2+1 bedroom detached bungalow is set on an expansive 30-foot by 100-foot lot, offering incredible potential for a custom-built dream home. The spacious layout boasts a generous living area, four well-sized bedrooms, and a functional kitchen, perfect for comfortable living or as a base to renovate and personalize. The property features a large, private backyard that presents endless opportunities for outdoor enjoyment or future development. Whether you're looking to modernize the existing home or start from scratch to create a bespoke residence, this lot provides ample space to bring your vision to life. Don't miss the opportunity to own a piece of East York and make this property your own! ****EXTRAS**** SELLER PREFERS TO SELL IN TANDOM WITH NEIGHBOURING PROPERTY (111). EXCELLENT BUILDING POTENTIAL. All Attached Permanent Fixtures Are Included In The Sale. Washer/Dryer, Fridge, Stove, Range Hood, Window Coverings, Light Fixtures.

Extras:**Listing Contracted With:** RE/MAX MILLENNIUM REAL ESTATE 905-265-2200



111 Virginia Ave
Toronto Ontario M4C 2T1
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$3,771.12/2024 **For:** Sale **% Dif:** 93
Sold Date: 03/14/2025
SPIS: N **Last Status:** SLD **DOM:** 39
 Detached **Fronting On:** S **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 2 + 2
 Bungalow 30 x 100 Feet **Washrooms:** 2
Irreg: 1x3, 1x3
Dir/Cross St: Woodbine/Cosburn

MLS#: E11952947**PIN#:** 104250170

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

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nestled in the highly sought-after East York neighborhood of Toronto, this charming 2+2 bedroom detached bungalow is set on an expansive 30-foot by 100-foot lot, offering incredible potential for a custom-built dream home. The spacious layout boasts a generous living area, four well-sized bedrooms, and a functional kitchen, perfect for comfortable living or as a base to renovate and personalize. The property features a large, private backyard that presents endless opportunities for outdoor enjoyment or future development. Whether you're looking to modernize the existing home or start from scratch to create a bespoke residence, this lot provides ample space to bring your vision to life. Don't miss the opportunity to own a piece of East York and make this property your own! **EXTRAS** Seller prefers to sell in Tandem with neighbouring property (109). Excellent building potential. All Attached Permanent Fixtures Are Included In The Sale. Washer/Dryer, Fridge, Stove, Range Hood, Window Coverings, Light Fixtures. Extras: Listing Contracted With: RE/MAX MILLENNIUM REAL ESTATE 905-265-2200					



1080 Greenwood Ave
Toronto Ontario M4J 4E4
 Toronto E03 East York Toronto

Sold: \$1,100,000
List: \$1,050,000

Taxes: \$4,763.82/2024

For: Sale

% Dif: 105

Sold Date: 06/10/2025

SPIS: N

Last Status: SLD

DOM: 5

Detached

Fronting On: W

Rms: 6

Link: N

Acreage:

Bedrooms: 2 + 1

Bungalow

37.7 x 132.1 Feet

Washrooms: 2

Irreg:

1x3xBsmt, 1x4xMain

Dir/Cross St: Cosburn Av and Greenwood Av

MLS#: E12198558

PIN#: 104090113

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 700-1100
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 3
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Hospital, Park, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown


Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.01	x 10.1	
2	Dining	Main	7.91	x 10.1	
3	Kitchen	Main	11.38	x 8.69	
4	Prim Bdrm	Main	11.71	x 9.09	
5	2nd Br	Main	9.91	x 9.61	
6	Rec	Lower	19.59	x 10.7	
7	Laundry	Lower	9.61	x 8.01	

Client Remks: RARE FIND: Move-in ready 2BR solid brick bungalow w/ APPROVED expansion plans & permits for a 2400 sq/ft two storey home! Immediate comfort + unlimited potential in desirable East York. East-facing windows, newer updates throughout. Central air with A/C. Walk to schools (Diefenbaker Elementary School), library & Dieppe Park (rinks, fields, playground). Steps to bus downtown, 10min to subway. 3-car parking + garage, pool-sized yard, flex basement room, 2 full baths. Ready now, build later!

Extras:

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY416-465-4545

	241 Gowan Ave Toronto Ontario M4J 2K7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,856.32/2025 Sold Date: 06/11/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,121,000 List: \$888,000 For: Sale % Dif: 126							
	Detached Link: N 2-Storey Dir/Cross St: Pape Ave & Gowan Ave		Fronting On: S Acreage: 20 x 150 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt						
MLS#: E12195610						PIN#: 104060041					
Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL Mo Fee: Laundry lev:				Exterior: Alum Siding Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Park, Public Transit, Rec Centre, School				Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Hydro: Municipal Phone: Sewers Garden Shed, Fence - Full Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description						
1	Living	Main	20.18	x 15.03	Combined W/Dining	Crown Moulding	Picture Window				
2	Dining	Main	20.18	x 15.03	Combined W/Living	Crown Moulding	Pot Lights				
3	Kitchen	Main	16.5	x 11.81	Pot Lights	Centre Island	O/Looks Backyard				
4	Prim Bdrm	2nd	9.12	x 12.04	Picture Window	Double Closet	Broadloom				
5	2nd Br	2nd	10.76	x 8.56	Large Window	O/Looks Backyard	Mirrored Closet				
6	3rd Br	2nd	10.73	x 11.84	Broadloom	Window					
7	Rec	Bsmt	11.68	x 14.04	Pot Lights	3 Pc Bath	Combined W/Laundry				
Client Remks: Discover this inviting and well-maintained 3-bedroom, 2-bathroom Detached 2-Storey family home, complete with legal front yard parking for 1-2 cars and a sprawling backyard. Set on a 20x150 ft lot, this property offers the perfect blend of comfort, practicality, and a sought-after location. The main floor features an open-concept layout that connects the living room, dining area, and kitchen ideal for everyday living and entertaining. A walkout from the mudroom provides direct access to the backyard, creating a smooth transition between indoor and outdoor spaces. Upstairs, the primary bedroom features a double closet , complemented by two additional bedrooms and a 4-piece bathroom optimal for a growing family or a dedicated home office setup. The basement includes a recreation room, pot lights, ample storage, and a stylish 3-piece bathroom renovated in 2024. While the covered porch offers a cozy, urban vibe, the backyard extends the sense of privacy with a spacious and delightful deck, surrounded by cedar trees and vibrant seasonal flowers. Ideally located just steps from schools, parks, and public transit and within walking distance to the lively Danforth with its array of shops, restaurants, and cafes this home also provides quick access to the DVP and a short TTC ride to downtown. Don't miss this exceptional opportunity to own a warm and welcoming family home in a vibrant, established community!											
Extras:											
Listing Contracted With: IPRO REALTY LTD.416-364-2036											


206 Donlands Ave
Toronto Ontario M4J 3R1

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,549.24/2024**For:** Sale**Sold:** \$1,180,000**List:** \$989,000**Sold Date:** 01/22/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: W**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 2

Bungalow

28.17 x 100 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x4xLower

Dir/Cross St: Donlands Ave & Mortimer Ave**MLS#:** E11924448**PIN#:** 104050159

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

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Hospital, Park, Public
 Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.5	x 8.04	Combined W/Living	Hardwood Floor	Bay Window
2	Living	Main	12.07	x 10.83	Combined W/Dining	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.84	x 9.35	Pot Lights	Combined W/Living	Breakfast Bar
4	Prim Bdrm	Main	11.84	x 10.5	Hardwood Floor	B/I Closet	O/Looks Backyard
5	2nd Br	Main	8.76	x 9.35	Hardwood Floor	O/Looks Backyard	Window
6	Rec	Lower	23.69	x 10.5	Combined W/Dining	Pot Lights	Open Concept
7	Kitchen	Lower	7.48	x 9.68	Stainless Steel Appl	Pot Lights	Combined W/Rec
8	3rd Br	Lower	10.5	x 10.5	Pot Lights	Closet	Above Grade Window
9	4th Br	Lower	10.5	x 9.35	Pot Lights	Closet	Above Grade Window

Client Remks: Step into the welcoming embrace of this lovely and updated 2+2 bedroom detached bungalow with three parking spaces and garage access via a laneway , nestled in a sought-after and vibrant East York neighborhood! The sun-filled main floor offers an open concept layout, beginning with a foyer and a convenient closet. The inviting dining room, with its elegant bay window, seamlessly flows into the living room, where the stained-glass window adds a touch of vintage charm. The sleek kitchen equipped with ample cabinetry, stainless steel appliances, and a convenient breakfast bar breakfast bar, ideal for both casual meals and more formal dining occasions. As you move through the hall, the primary bedroom impresses with a built-in closet, while both bedrooms overlook the serene backyard and share a well-appointed 3-piece bathroom. The lower level, accessible via a separate entrance and walkout, includes a spacious recreation room combined with a dining area, a second kitchen, two additional bedrooms, a walk-in closet, a laundry area, and a full 4-piece bathroom ideal for extended family or guests. Outside, you will find a front porch with a seating area, and a spacious deck perfect for entertaining. The private, fully fenced backyard provides a peaceful retreat with plenty of room for children to play or quiet contemplation . Whether you're hosting gatherings, enjoying downtime, or simply unwinding in a well-designed space, this East York home offers everything you need. The detached garage, along with two parking spaces, offer the ultimate urban convenience. Seize this fantastic opportunity with an exceptional accessibility, close to S Michelle-O'Bonsawin & Ecole Elementaire La Mosaïque Schools, parks, the DVP, and only minutes to Downtown and Public Transit!

Extras: Light Fixtures, Window Coverings, Backyard BBQ, Lawn Mower.**Listing Contracted With:** IPRO REALTY LTD.416-364-2036



640 Glebeholme Blvd		Sold: \$1,185,000	
Toronto Ontario M4C 1V6		List: \$1,199,000	
Toronto E03 Danforth Toronto			
Taxes: \$5,737/2024		For: Sale	% Dif: 99
Sold Date: 04/01/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Detached	Fronting On: N	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	28 x 120.14 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x3xBsmt	
Dir/Cross St: Danforth/woodbine			

MLS#: E12049160	PIN#: 104230352
Assignment: N	Fractional Ownership: N

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Residential Cable TV: Y Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Y Phone: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.81	Stone Fireplace	Broadloom	Large Window
2	Dining	Main	13.45	x 11.81	Open Concept	Window	
3	Kitchen	Main	0.66	x 8.53	Walk-Out		
4	Prim Bdrm	2nd	10.5	x 14.11	Closet	Hardwood Floor	Large Window
5	2nd Br	2nd	9.84	x 8.86	Closet	Window	Hardwood Floor
6	3rd Br	2nd	10.5	x 11.94	Closet	Broadloom	Window
7	Rec	Bsmt	14.76	x 11.48			
8	Laundry	Bsmt	10.5	x 11.81			
9	Bathroom	Bsmt	8.86	x 5.91			

Client Remks: Charming Detached Home on a Peaceful, Tree-Lined Street. This spacious 3-bedroom home retains its original elegance and character with a beautiful wood-burning Fireplace.The main floor features an open-concept living and dining area. The kitchen offers access to a large backyard and a detached garage. With plenty of potential, this home is ready for you to design the interiors to suit your family's needs. Situated in a family-friendly neighborhood with minimal traffic, yet just 2-minute walk to Woodbine Subway Station and within walking distance to parks, restaurants, and shops along the Danforth. The finished basement includes a separate walk-up entrance. Best schools check all the schools, hospital,place of woorship also check attached link HoodQ & the link for neighbourhood population and details. 1 detached car Garage & a right of way.updated to 200 AMP electricity,High-efficient Furnace.							
Extras:							
Listing Contracted With: <u>REAL ESTATE HOMEWARD</u> 416-698-2090							



757 Sammon Ave
Toronto Ontario M4C 2E6

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,357/2023

For: Sale

% Dif: 96

Sold Date: 01/26/2025

SPIS: N

Last Status: SLD

DOM: 41

Detached

Fronting On: S

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

20 x 100 Feet

Washrooms: 2

Irreg:

1x4xGround, 1x4xBsmt

Dir/Cross St: Coxwell & Danforth

MLS#: E11893670

PIN#: 104240125

Kitchens:	2	Exterior:	Brick / Metal/Side	Zoning:	100
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:		Fenced Yard, Hospital, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.43	x 3.18	Hardwood Floor	W/O To Deck	Walk Through
2	Living	Main	12.4	x 8.92	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	11.15	x 9.74	Hardwood Floor	Large Window	Pot Lights
4	Kitchen	Main	12.6	x 11.09	B/I Appliances	Breakfast Bar	Modern Kitchen
5	Living	2nd	12.24	x 11.25	Hardwood Floor	Large Window	Closet
6	Br	2nd	10.01	x 7.84	Hardwood Floor	Closet	Large Window
7	Kitchen	2nd	13.42	x 6.56	Stainless Steel Appl	Eat-In Kitchen	Hardwood Floor
8	Br	Bsmt	12.6	x 10.6	Linoleum	Finished	Above Grade Window
9	Office	Bsmt	8.66	x 8.07	Linoleum	B/I Shelves	Closet
10	Utility	Bsmt	10.07	x 4.07	Combined W/Laundry	Linoleum	Large Closet
11	Bathroom	2nd	7.84	x 4.33	Tile Floor	Separate Shower	Glass Doors
12	Bathroom	Bsmt	12.6	x 4.33	Tile Floor	Separate Shower	Renovated

Client Remks: Stylish and Sleek on Sammon. This lovely detached 2 storey home has 2 units done in the most ingenious of ways... an apartment on the second floor and one on the main and basement combined. The main floor flows from renovated living to dining to kitchen.. all white.. all light. Downstairs holds a huge bedroom, well considered office space and a big modern bathroom. The second floor is a finished 1 bedroom apartment that boasts big rooms and high ceilings.. lofty and light. Easily converted back to three big bedrooms..only rent it out if you want to. A big backyard and a garage make this a spot worth owning. The garage begs for a laneway conversion or is a great car and tool storage that any handy person would be jealous of. The location is ideal, minutes from 2 subway stations, a short walk to East York park, farmers market and civic centre... or just a stroll to the Danforth. This sweet deal is ready to be had just like honey on a piece of toast.. oozing with deliciousness.

Extras: Seller does not warrant retrofit status of second floor apartment.

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000



1061 Greenwood Ave Toronto Ontario M4J 4E2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,492/2024 For: Sale Sold Date: 05/05/2025 SPIS: N Last Status: SLD DOM: 46			Sold: \$1,250,000 List: \$1,199,999 % Dif: 104
Detached Link: N Bungalow Dir/Cross St: Mortimer & Greenwood	Fronting On: E Acreage: 34.17 x 120 Feet Irreg:	Rms: 5 Bedrooms: 2 + 2 Washrooms: 2 1x4xGround, 1x3xBsmt	

MLS#: E12031637 **PIN#:** 104140015

Kitchens: 2 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Park	Zoning: Cable TV: N Gas: N Water: Hydro: Y Water Supply: Phone: Municipal Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.25	x 10.66	
2	Dining	Main	7.84	x 10.66	
3	Kitchen	Main	10.99	x 8.43	
4	Br	Main	12.5	x 8.83	
5	Br	Main	10.76	x 10.43	
6	Rec	Lower	17.65	x 10.66	
7	Kitchen	Lower	8.99	x 7.51	
8	Br	Lower	14.17	x 10.83	
9	Br	Lower	6.76	x 6.56	
10	Laundry	Lower	6.99	x 76.77	

Client Remks: Welcome to 1061 Greenwood Ave, a charming and recently upgraded 2 - bedroom home, backing onto Dieppe Park in a prime East York location! This beautifully refreshed space offers modern updates while maintaining its cozy charm, making it the perfect place to call home. Recent Upgrades Include: White oak Floors, freshly painted interior, renovated kitchen with sleek finishes, new front porch. Large private backyard, rare find in the city! Unbeatable Location. Walking distance to the Danforth. Enjoy Amazing Restaurants, Shops, and local charm. Convenient Transit Access - Walk to Greenwood Station or hop on the frequent Cosburn bus, connecting you to Broadview & Main Street subway stations. Don't miss this opportunity to live in one of Toronto's most sought - after neighborhoods! New floors in basement too.

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

Dir/Cross St: Danforth & Donlands

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303


275 Dewhurst Blvd N
Toronto Ontario M4J 3K9

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,999.87/2024**For:** Sale**Sold:** \$1,292,000**List:** \$998,000**Sold Date:** 04/23/2025**% Dif:** 129**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

Fronting On: E**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 1

Bungalow

29.46 x 100 Feet

Washrooms: 1**Irreg:**

1x4xMain

Dir/Cross St: Pape/Donlands N of Mortimer**MLS#:** E12083732**PIN#:** 104060366

Kitchens: 1
Fam Rm: N
Basement: Part Fin / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 700-1100
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive:
Gar/Gar Spcs: Attached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.33	x 5.25	B/I Closet	Stone Floor	Pot Lights
2	Living	Main	17.75	x 11.52	Gas Fireplace	B/I Shelves	Hardwood Floor
3	Dining	Main	9.74	x 8.23	Crown Moulding	Large Window	Hardwood Floor
4	Kitchen	Main	9.58	x 9.15	Quartz Counter	Pot Lights	Stone Floor
5	Prim Bdrm	Main	12.6	x 10.6	Double Closet	Large Window	Hardwood Floor
6	2nd Br	Main	10.76	x 8.99	Large Window	Hardwood Floor	
7	3rd Br	Lower	11.91	x 7.74	B/I Shelves	Glass Doors	Broadloom
8	Rec	Lower	20.51	x 11.25	Gas Fireplace	Above Grade Window	Hardwood Floor
9	Laundry	Lower	17.85	x 9.42	Laundry Sink	Broadloom	
10	Exercise	Lower	12.34	x 7.15	Broadloom		
11	Utility	Lower	10.93	x 9.58	Separate Rm		

Client Remks: This charming, all-brick detached bungalow sits on a sunny corner lot in desirable East York. Low-maintenance and move-in ready, it offers 2+1 bedrooms, classic curb appeal, and thoughtful updates throughout - reflecting true pride of ownership. The inviting composite front porch opens to a bright foyer with closet. The main floor features a sun-filled, west-facing living room with custom built-ins, gas fireplace, and Hunter Douglas blinds. An open layout connects the living area to a spacious dining room and chef's kitchen with ample cabinetry. Hardwood floors run throughout. Two well-proportioned bedrooms include a king-sized principal with double closets. The renovated bathroom features elegant wood and gold finishes with a heated floor. A separate side entrance with awning leads to the high and dry lower level with above-grade windows. This versatile space includes a large recreation room with a second gas fireplace, a third bedroom or office, laundry area, and a flexible zone for a gym, studio, or workshop. Tons of storage adds everyday convenience. The fully fenced backyard is a tranquil retreat with mature trees, perennial gardens, stone patio, and maintenance-free turf - perfect for relaxing or entertaining. A rare double driveway and two wide garages provide parking for up to four vehicles. Ideally located just a 15-minute walk to the subway and trendy shops and cafes along the Danforth - plus steps to local parks, including Taylor Creek's trails, Dieppe Park's ice rink and dog park, and Aldwych Park's splash pad. A nearby farmers' market adds to the charm. Quick access to the DVP, Leaside Bridge, Pottery Road, and Bayview Extension makes commuting effortless. A delightful home in a thriving, family-friendly neighbourhood - with excellent potential to top up and create your dream space, just like many of the surrounding homes. A true gem in East York, ready for its next lovely family!

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



244 Strathmore Blvd
Toronto Ontario M4J 1P6
 Toronto E03 Danforth Toronto
Taxes: \$5,714.88/2024 **For:** Sale **% Dif:** 96
Sold Date: 02/15/2025
SPIS: N **Last Status:** SLD **DOM:** 10
Detached **Fronting On:** N **Rms:** 9
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25 x 122 Feet **Washrooms:** 2
Irreg: 1x3, 1x4
Dir/Cross St: Danforth & Greenwood

MLS#: E11957647**PIN#:** 104120307

Kitchens:	0	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Park, Public Transit	Retirement:	N
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 13.32	Hardwood Floor	Fireplace	Window
2	Dining	Main	13.71	x 10.43	Hardwood Floor	Window	Crown Moulding
3	Kitchen	Main	8.14	x 15.16	Stainless Steel Appl	Pot Lights	Eat-In Kitchen
4	Breakfast	Main	10.24	x 5.97	Eat-In Kitchen	W/O To Deck	Window
5	Prim Bdrm	2nd	13.71	x 10.83	Hardwood Floor	Fireplace	Closet
6	Br	2nd	10.56	x 8.04	Hardwood Floor	Closet	Window
7	Br	2nd	11.55	x 11.15	Hardwood Floor	Window	Semi Ensuite
8	Rec	Bsmt	12.43	x 16.4	Laminate	Pot Lights	Window
9	Office	Bsmt	17.81	x 8.01	Laminate	Walk-Up	3 Pc Ensuite

Client Remks: Discover this charming detached 3-bedroom home in a prime Danforth location, offering the perfect blend of comfort and style! Ideal for entertaining, this home boasts stunning hardwood floors throughout the main and second levels. The spacious kitchen features sleek stainless steel appliances, a built-in microwave, and a cozy breakfast area that overlooks the backyard. Step outside to a large deck with a hot tub, perfect for relaxation. Enjoy the warmth and ambiance of two fireplaces, including one in the luxurious primary bedroom. The oversized second-floor bathroom offers radiant heated slate floors, a stand-up glass-enclosed shower, and a beautiful stand-alone bathtub for ultimate relaxation. With a separate walk-up entrance, the basement offers excellent potential for rental income. Located just steps from Greenwood subway station, Monarch Park, and an array of fantastic restaurants and shops, this home offers both convenience and character!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC.905-695-6195


43 Sammon Ave
Toronto Ontario M4J 1Y7

Toronto E03 Danforth Village-East York Toronto

Taxes: \$7,510.53/2024**For:** Sale**Sold:** \$1,315,000**List:** \$1,199,000**Sold Date:** 05/08/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

Fronting On: S**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 0

2-Storey

41 x 123 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x2xBsmt

Dir/Cross St: Pape & Sammon**MLS#:** E12123891**PIN#:** 104050548

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 4
Tot Prk Spcs: 5
UFFI:
Pool: None
Prop Feat:
 Fireplace/Stove, Park, Public Transit, Rec
 Centre, School

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.42	x 11.81	Hardwood Floor Large Window
2	Dining	Main	14.44	x 9.51	Hardwood Floor
3	Kitchen	Main	11.15	x 9.51	Ceramic Floor W/O To Yard
4	Prim Bdrm	2nd	13.78	x 11.81	Hardwood Floor Closet
5	2nd Br	2nd	13.78	x 9.51	Hardwood Floor Closet
6	3rd Br	2nd	10.5	x 9.51	Hardwood Floor Closet
7	Rec	Bsmt	20.34	x 11.15	Ceramic Floor Gas Fireplace
8	Kitchen	Bsmt	15.09	x 11.48	Ceramic Floor

Client Remks: Solid brick detached home in the vibrant Danforth community! Wonderfully well-maintained by the long term owners, this home has amazing bones and is ready for a new chapter. Spacious principal rooms with loads of light, hardwood floors and large windows throughout. Main floor kitchen is a blank slate ready to be re-imagined. Incredible opportunity to do a light renovation and move in, or something more substantial. Fantastic oversized 41 x 123 lot is prime for a pool/dream backyard or a the possibility of a garden suite or extension. Attached garage can accommodate a car plus ample storage, and the large driveway can fit 4 more! An outstanding opportunity for a renovator or end user, steps from shops and restaurants, Chester Elementary School, parks and Pape Subway station. Bring your imagination and create your dream home!

Extras:**Listing Contracted With:** UNION REALTY BROKERAGE INC.416-694-2499


202 Linsmore Cres
Toronto Ontario M4J 4L4

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,652.19/2024**For:** Sale**Sold:** \$1,395,000**List:** \$1,399,900**Sold Date:** 05/31/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 11

Detached

Fronting On: W**Rms:** 6 + 5**Link:** N**Acreage:****Bedrooms:** 2 + 1

Bungalow

30 x 134 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x3xMain, 1x3xBsmt

Dir/Cross St: Mortimer Ave & Greenwood Ave**MLS#:** E12157809**PIN#:** 104140264

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Hospital, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School, Wooded/Treed		Oth Struct:	Fence - Full, Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.34	x 13.85	Hardwood Floor	Combined W/Dining	O/Looks Frontyard
2	Dining	Main	18.34	x 13.85	Open Concept	Pot Lights	3 Pc Bath
3	Kitchen	Main	26.84	x 10.17	Centre Island	Stainless Steel Appl	Skylight
4	Prim Bdrm	Main	11.42	x 14.07	4 Pc Ensuite	B/I Closet	Vaulted Ceiling
5	Study	Main	6.5	x 13.58	Hardwood Floor	W/O To Deck	B/I Bookcase
6	2nd Br	Main	7.68	x 7.58	Hardwood Floor	Pot Lights	Window
7	3rd Br	Bsmt	8.23	x 11.15	Pot Lights	Closet	Window
8	Rec	Bsmt	17.91	x 21.1	Above Grade Window	Pot Lights	O/Looks Backyard
9	Sitting	Bsmt	11.75	x 11.09	3 Pc Bath	Pot Lights	Laminate
10	Other	Bsmt	9.15	x 19.49	Pot Lights	Window	
11	Workshop	Bsmt	7.35	x 7.15	Pot Lights	Combined W/Den	

Client Remks: Welcome to 202 Linsmore Crescent, an architecturally redesigned bungalow nestled in the heart of East York. This fully detached home offers over 2,000 sqft of beautifully finished living space across two levels, meticulously renovated to blend comfort, style, and function. Every inch has been thoughtfully curated with upscale finishes, including wide-plank hardwood floors, designer lighting, matte black accents, and bold feature walls that bring warmth and modern flair. The main floor features a sun-drenched, open-concept living and dining area anchored by a sleek kitchen with premium appliances, a massive 10-ft waterfall island, and wall-to-wall custom cabinetry. An exposed brick accent wall adds character and ties the modern layout to the home's original charm. The spacious primary bedroom boasts a forest-view window, vaulted ceiling, built-in closets, and a spa-like 4-piece ensuite with soaking tub and rainfall shower. A sunlit study, additional office nook, and a second full bathroom complete the main level. The lower level, with its own private entrance, adds incredible flexibility, currently set up as a home theatre, podcast studio, second office, and more. With rough-ins for a future kitchen and laundry already in place, it is ideal as an in-law suite or for future rental income. Step out to a raised back deck and enjoy the rare privacy of a deep, tree-lined lot with mature evergreens, a fire-pit area, and peaceful outdoor spaces perfect for relaxation or entertaining. Located on a quiet, family-friendly street just steps from the subway, Taylor Creek Trail, the Danforth, hospital, parks, and schools, this is East York living at its best! A truly one-of-a-kind home, move-in ready and offering a rare combination of thoughtful design, flexible layout, and an unbeatable location. With a wide, deep lot and a private driveway, the property may offer future potential for a garden suite (buyer to verify with the City). A clean home inspection is also available.

Extras:**Listing Contracted With:** LSG REALTY INC.416-888-7653



349 Milverton Blvd			Sold: \$1,400,000		
Toronto Ontario M4J 1W1			List: \$1,249,000		
Toronto E03 Danforth Toronto					
Taxes: \$5,652/2024		For: Sale		% Dif: 112	
Sold Date: 03/20/2025					
SPIS: N		Last Status: SLD		DOM: 9	
Detached		Fronting On: S		Rms: 7	
Link: N		Acreage: < .50		Bedrooms: 3	
2-Storey		24.42 x 120 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xBsmt	
Dir/Cross St: Danforth & Greenwood					

MLS#: E12013341	PIN#: 104210013
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Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: R(d0.6*322)
Fam Rm: N	Drive: Front Yard	Cable TV: Hydro:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Detached / 1	Gas: Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Fireplace/Stove, Hospital, Park, Public	Farm/Agr:
Assessment: POTL:	Transit	Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.55	x 12.53	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	9.55	x 15.26	Hardwood Floor	Separate Rm	O/Looks Backyard
3	Kitchen	Main	8.3	x 15.26	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.11	x 12.66	Hardwood Floor	Large Window	O/Looks Backyard
5	2nd Br	Main	9.15	x 14.96	Hardwood Floor	Large Window	O/Looks Frontyard
6	3rd Br	2nd	8.4	x 10.47	Hardwood Floor	Large Window	O/Looks Frontyard
7	Rec	Bsmt	18.18	x 22.28	Vinyl Floor	Open Concept	

Client Remks: Located on one of the most sought-after streets north of the Danforth, this classic detached Toronto home is brimming with charm and natural wood finishes throughout! Featuring 3 bright bedrooms, 2 full bathrooms, a warm and inviting living room with a real wood-burning fireplace, a separate dining room, and a functional kitchen, this home is perfect for family living. Enjoy an extra-wide hallway upstairs with 3 large bedrooms. Just steps from the TTC subway and the vibrant Danforth strip, this location offers unbeatable access to shops, restaurants, and amenities. Don't miss this exceptional opportunity to call this lovely home your own! Legal front-yard parking pad and a backyard garage that could fit a small car. Lots of street parking available.

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA416-960-9995



220 Linsmore Cres
Toronto Ontario M4J 4L4
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,293.14/2024 **For:** Sale **% Dif:** 127
Sold Date: 02/10/2025
SPIS: N **Last Status:** SLD **DOM:** 6
 Detached **Fronting On:** W **Rms:** 6 + 2
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 30 x 134 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: GREENWOOD/COSBURN

MLS#: E11954478**PIN#:** 104140255

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 9.91	Hardwood Floor	Ceiling Fan	Picture Window
2	Dining	Main	9.38	x 9.06	Hardwood Floor	W/O To Deck	Open Concept
3	Kitchen	Main	12.93	x 8.92	Hardwood Floor	Modern Kitchen	Double Sink
4	Prim Bdrm	2nd	9.97	x 18.9	Hardwood Floor	Vaulted Ceiling	Double Closet
5	2nd Br	2nd	8.63	x 10.07	Hardwood Floor	Window	Closet
6	3rd Br	2nd	12.27	x 8.92	Hardwood Floor	Picture Window	Closet
7	Laundry	Bsmt	9.55	x 11.22	Tile Floor	Above Grade Window	Open Concept
8	Office	Bsmt	13.16	x 8.79	Tile Floor	Above Grade Window	

Client Remks: Beautifully renovated 2 story detached home. Meticulously maintained. No detail overlooked. This property features a backyard that most could only dream of. Situated on two levels, this backyard offers a peaceful respite, that allows you to feel like you are at a cottage in Muskoka. Consider it your escape in a big, busy city. To compliment the breathtaking exterior is a wonderful deck and a gas BBQ. The owners have spent many hours enjoying the serenity. The front of the home has also been landscaped and the driveway has been updated with newer interlocking stone. The roof was also replaced in 2019 with eave protection. The interior has gleaming hardwood floors thru-out, 3 newer skylights & 5 stone window sills added. Updated electrical, entrance glass railings and so much more. The heart of the home might be the kitchen if you like cooking & entertaining. Huge modern space with sliding glass doors that gets even bigger when you open up the sliding glass doors to the deck overlooking that stunning backyard. Primary bedroom features a double closet with cathedral ceilings. The view of the yard from the bedroom on the 2nd floor is quite stunning in the summer. ****EXTRAS**** Stainless Steel Fridge. Cooktop, Wall Oven, Stainless Steel Dishwasher, Forced Air Gas & Equipment, Central Air & Equipment, Window Blinds, Some Drapes (See Exclusions), 4 Ceiling Fans, All ELF's, Cupboards & Shelves In Basement.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-462-1888



528 Strathmore Blvd
Toronto Ontario M4C 1P1
 Toronto E03 Danforth Toronto

Sold: \$1,425,000
List: \$1,449,000

Taxes: \$5,958.36/2024

For: Sale

% Dif: 98

Sold Date: 02/03/2025

SPIS: N

Last Status: SLD

DOM: 21

Detached

Fronting On: N

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

26.5 x 122 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth & Woodbine

MLS#: E11920869

PIN#: 104230268

Kitchens: 1 + 1

Fam Rm: N

Basement: Fin W/O

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft:

Assessment: **POTL:**

POTL Mo Fee:

Laundry lev: Lower

Exterior: Brick / Vinyl Siding

Drive: Mutual

Gar/Gar Spcs: Detached / 1

Drive Park Spcs: 1

Tot Prk Spcs: 2

UFFI:

Pool: None

Prop Feat:

Fireplace/Stove, Hospital, Park, Public

Transit, Rec Centre, School

Zoning:

Cable TV:

Hydro:

Gas:

Phone:

Water:

Municipal

Water Supply:

Sewer:

Sewers

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 12.63	Hardwood Floor	Gas Fireplace	Pot Lights
2	Dining	Main	13.78	x 9.61	Hardwood Floor	Open Concept	W/O To Deck
3	Kitchen	Main	13.29	x 9.12	Granite Counter	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	2nd	15.19	x 10.89	Hardwood Floor	Double Closet	
5	2nd Br	2nd	12.57	x 12.57	Hardwood Floor	Closet	
6	3rd Br	2nd	11.45	x 7.84	Hardwood Floor	Closet	
7	Living	Bsmt	16.77	x 10.56	Laminate	Pot Lights	W/O To Patio
8	Kitchen	Bsmt	11.94	x 8.2	Modern Kitchen	Stainless Steel Appl	Breakfast Bar
9	4th Br	Bsmt	8.96	x 11.91	Laminate	Closet	

Client Remks: Lovely detached brick home in the heart of the Danforth. Nicely updated throughout with hardwood floors, gas fireplace, pot lights and crown moulding. Modern kitchen with granite counters and breakfast bar. Spacious bedrooms with hardwood floors and ample closets, and renovated family bathroom. Fantastic renovated basement 1-bedroom suite with high ceilings and walk-out to a private patio. Outdoor spaces abound - enjoy 3 season living on the sheltered back porch off the main floor, and become one with nature in the woodsy backyard with lots of play space. Amazing location just steps from the Danforth, Woodbine Subway, shops, restaurants and parks. The best of City living! ****EXTRAS**** Fantastic large backyard with detached garage and parking for 2 cars! Open houses Saturday/Sunday 2-4

Extras:

Listing Contracted With: UNION REALTY BROKERAGE INC. 416-694-2499



330 Strathmore Blvd		Sold: \$1,450,000	
Toronto Ontario M4J 1P8		List: \$1,299,900	
Toronto E03 Danforth Toronto			
Taxes: \$6,116/2024		For: Sale	% Dif: 112
Sold Date: 04/07/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Detached	Fronting On: N	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
Bungalow	36 x 122 Feet	Washrooms: 2	
	Irreg:	1x3xMain, 1x1	
Dir/Cross St: Danforth/Coxwell			

MLS#: E12052752	PIN#: 104210222
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Kitchens: 1 + 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Private		Cable TV:	
Basement: Part Fin / Sep Entrance		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 3		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 4		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Fireplace/Stove		Retirement:	
Apx Sqft: 1100-1500				Farm/Agr:	
Assessment: 2024 POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.8	x 10.27	Fireplace	Stained Glass	Hardwood Floor
2	Dining	Main	13.09	x 10.37	Combined W/Living	French Doors	Hardwood Floor
3	Kitchen	Main	11.81	x 11.09	O/Looks Backyard	Tile Floor	
4	Prim Bdrm	Main	11.29	x 8.79	Closet	Window	Hardwood Floor
5	2nd Br	Main	10.1	x 8.79	Closet	Window	Stained Glass
6	3rd Br	Main	9.97	x 8.1	O/Looks Backyard	Window	Hardwood Floor
7	Rec	Bsmt	22.31	x 12.27	Laminate		
8	Kitchen	Bsmt	7.87	x 19.49			
9	Utility	Lower	35.07	x 11.29	Combined W/Laundry		

Client Remks: Meticulously maintained & cared for bungalow by longtime owners. This unique centre hall plan boasts large principal rooms featuring hardwood floors, stained & etched glass, gleaming untouched wood trim, fireplace, & 3 bedrooms (or 2 plus a den). The lower level has a separate entrance with a spacious recreational room, kitchen, cantina, & a large I-shaped utility area. All on a 36 foot lot w a private drive steps to subway, schools, hospital, shopping & restaurants. Great walk score! Note garden suite proposal report attached to listing.

Extras:

Listing Contracted With: ROYAL LEPAGE URBAN REALTY416-461-9900



117 Virginia Ave
Toronto Ontario M4C 2T1

Toronto E03 Danforth Village-East York Toronto

Taxes: \$5,501/2024

For: Sale

% Dif: 125

Sold Date: 05/07/2025

SPIS: N

Last Status: SLD

DOM: 14

Detached

Fronting On: S

Rms: 6 + 3

Link: N

Acreage:

Bedrooms: 3 + 2

2-Storey

30 x 100 Feet

Washrooms: 2

Irreg:

1x2xMain, 1x3x2nd

Dir/Cross St: Cosburn Ave & Woodbine Ave

MLS#: E12099485

PIN#: 104250173

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 14.21	Hardwood Floor	Bay Window	Pot Lights
2	Dining	Main	7.38	x 14.21	Hardwood Floor	Combined W/Living	Staircase
3	Kitchen	Main	12.47	x 17.59	Eat-In Kitchen	Walk-Out	Pot Lights
4	Prim Bdrm	2nd	8.86	x 15.42	Hardwood Floor	Double Closet	O/Looks Backyard
5	2nd Br	2nd	10.83	x 8.6	Hardwood Floor	Closet	O/Looks Frontyard
6	3rd Br	2nd	15.19	x 9.02	Hardwood Floor	Closet	O/Looks Frontyard
7	4th Br	Bsmt	11.88	x 7.64	Pot Lights	Above Grade Window	Closet
8	5th Br	Bsmt	13.85	x 7.68	Pot Lights	Above Grade Window	Closet
9	Family	Bsmt	15.75	x 13.78	Combined W/Kitchen	Combined W/Laundry	Pot Lights

Client Remks: This stunning detached family home sits on a wide 30 x 100 ft lot in the heart of the Danforth Village in the highly sought-after East York. Featuring 3+2 bedrooms, 1 1/2 stylish bathrooms, and 1 car parking including a detached garage, this property offers the perfect balance of comfort, style, and functionality. The heart of the home is the gourmet kitchen, a thoughtfully designed space with modern appliances, quartz countertops, a breakfast island, custom cabinetry extended to the ceiling, ceramic tile backsplash, large pantry, and a sleek integrated wine cabinet. Double glass doors open to a private patio, creating a seamless flow for entertaining or enjoying quiet mornings outdoors. A bright foyer leads into the sun-filled living room, framed by a charming bay window, and continues into the dining area where original wooden railings on the staircase bring warmth and timeless character. Hardwood floors and pot lights throughout enhance the home's elegant and welcoming feel. Upstairs, 2 skylights, one located in the washroom and the other located on top of the stairs, flood the space with natural light. The primary bedroom is a bright retreat with 3 windows and double closets, while two additional bedrooms each offer their own closet and share a well-appointed 3-piece bathroom. The fully finished basement adds flexibility with extra bedrooms, a cozy family room with kitchenette, dedicated laundry area, and ample storage perfect for guests, work-from-home setups, or hobby spaces. Outside, enjoy a peaceful private backyard surrounded by mature cedars and lilacs - ideal for summer gatherings or a quiet escape. Located just minutes from great schools, East York Memorial Arena, Stan Wadlow Park, the DVP, Woodbine Station, TTC bus stop on Cosburn, and new expanded Michael Garron Hospital major grocery stores, East York Civic Centre, public pools, public libraries, and the vibrant Danforth with its restaurants, cafes, boutiques and quick access to the Beaches & Downtown.

Extras:

Listing Contracted With: IPRO REALTY LTD. 416-364-2036



25 Wiley Ave
Toronto Ontario M4J 3W3

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,301.69/2024

For: Sale

Sold: \$1,475,000

List: \$1,149,000

% Dif: 128

Sold Date: 01/24/2025

SPIS: N

Last Status: SLD

DOM: 1

Detached

Fronting On: E

Rms: 7 + 1

Link: N

Acreage:

Bedrooms: 3

2-Storey

20 x 90 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Donlands/Milverton

MLS#: E11937522

PIN#: 104100332

Kitchens:	1	Exterior:	Brick Front / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room, Fenced	Retirement:	
Apx Sqft:			Yard, Park, Place Of Worship, Public	Farm/Agr:	
Assessment:	POTL:		Transit, School	Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 21.69	Hardwood Floor		
2	Dining	Main	8.69	x 8.6	Hardwood Floor		
3	Kitchen	Main	15.49	x 9.78	Granite Counter	Stainless Steel Appl	Hardwood Floor
4	Family	Main	13.09	x 10.6	Hardwood Floor	W/O To Deck	
5	Prim Bdrm	2nd	12.6	x 16.4	Hardwood Floor	His/Hers Closets	Skylight
6	2nd Br	2nd	11.98	x 8.99	Hardwood Floor		
7	3rd Br	2nd	13.09	x 10.7	Hardwood Floor		
8	Bathroom	2nd	9.58	x 8.79	4 Pc Bath	Soaker	Separate Shower
9	Rec	Bsmt	15.49	x 17.98	Laminate		
10	Bathroom	Bsmt	6.79	x 8.79	4 Pc Bath		
11	Utility	Bsmt	13.19	x 9.68			
12	Laundry	Bsmt	15.68	x 16.7			

Client Remks: Beautifully upgraded and fully renovated detached 2 story on quiet family friendly street! Bright and spacious interior layout with room for the whole family! The main floor features hardwood flooring, LED pot lights, formal dining room w/ built ins and renovated kitchen w/ granite countertops, ss appliances including new Commercial Style KitchenAid Gas Range & vent hood. The kitchen overlooks the cozy main floor family room with wall to wall windows/doors overlooking the deck and private backyard. Natural lights floods the 2nd floor from strategically placed skylights. Spacious primary bedroom with multiple closets & organizers. Stunning main 4 piece bath featuring dbl sink vanity with concrete counter tops, soaker tub and separate glass shower w/ rainfall showerhead system. Rounding out the top floor is 2 more generously sized bedrooms and hardwood flooring throughout. Fully finished basement makes for an excellent gym or rec room. Updated 4 piece bath, laundry and additional storage room. Private front yard parking pad for 1 car. Fully fenced and landscaped front and backyards and garden shed included.

Extras: Fabulous location! Minutes to Donlands Subway Station, DVP access, Shops at Don Mills, schools, restaurants & parks!

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE705-436-5111



951B Greenwood Ave
Toronto Ontario M4J 4C6

Toronto E03 Danforth Village-East York Toronto

Taxes: \$3,011.37/2024

For: Sale

Sold: \$1,560,750

List: \$1,089,000

% Dif: 143

Sold Date: 05/13/2025

SPIS: N

Last Status: SLD

DOM: 14

Detached

Fronting On: E

Rms: 6 + 1

Link: N

Acreage:

Bedrooms: 3

2-Storey

20 x 100 Feet

Washrooms: 3

Irreg:

1x3x2nd, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Greenwood Ave & Sammon Ave

MLS#: E12109604

PIN#: 104130141

Kitchens:	1	Exterior:	Other / Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Carport / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	New	Prop Feat:	Fenced Yard, Hospital, Park, Public Transit, School	Retirement:	N
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.35	x 10.89	Hardwood Floor	W/O To Patio	Pot Lights
2	Dining	Main	8.33	x 12.99	Hardwood Floor	Window Flr to Ceil	Open Concept
3	Kitchen	Main	14.14	x 12.86	Stone Counter	Stainless Steel Appl	Modern Kitchen
4	Prim Bdrm	2nd	15.88	x 10.89	Hardwood Floor	O/Looks Backyard	4 Pc Ensuite
5	2nd Br	2nd	9.55	x 9.61	Hardwood Floor	B/I Closet	Large Window
6	3rd Br	2nd	13.55	x 8.76	Hardwood Floor	B/I Closet	Large Window
7	Rec	Bsmt	33.89	x 10.86	Hardwood Floor	Wet Bar	4 Pc Bath

Client Remks: Welcome to this magnificent 3 bed, 3 bath, 2-storey detached brand-new home, with Tarion Warranty, high ceilings, meticulously designed and built with impeccable craftsmanship! An exceptional opportunity in the coveted RH McGregor school district, in an unbeatable location of East York and close to TTC, subway & DVP! From its unique design to its high-end finishes, you'll be captivated by this stunning property that offers modern luxury & practicality. The main floor open concept boasts a glass-encased floating steel staircase that serves as the home's centerpiece. The foyer offers a large closet, followed by the dining area featuring a floor-to-ceiling window. The linear kitchen showcases top-of-the-line appliances, Italian porcelain countertops, a breakfast bar, and custom cabinetry, making it as functional as it is stylish. The living room features a striking slab stone custom TV wall with built-in cabinetry. A floor-to-ceiling sliding patio door brings in abundant natural light and opens to a fenced, private backyard with a concrete patio and a gas line for the BBQ. On the 2nd floor, skylights and floor-to-ceiling windows bathe the space in natural light. It features a 4PC bath & spacious bedrooms, each with built-in closets. The master bedroom is complete with a 4PC ensuite. Engineered hardwood floors throughout, unique wall treatments in the bedrooms and family room, triple-pane windows, and luxury bathrooms featuring Riobel fixtures, custom vanities, and porcelain slabs. The high-ceiling finished basement with a walkout boasts a custom wet bar and a 3PC bath. The exterior is a blend of composite wood, aluminum composite, porcelain, and stucco, ensuring durability and timeless appeal. It includes two convenient parking spots: in a covered carport and on the driveway, with the option to install an EV charger. Waterproofing, sump pump, hydronic heating, solid black granite steps at the entrance & much more, see feature sheet attached.

Extras:

Listing Contracted With: IPRO REALTY LTD.416-364-2036



168 Wolverleigh Blvd
Toronto Ontario M4C 1S2
 Toronto E03 Danforth Toronto

Sold: \$1,575,000
List: \$1,299,900

Taxes: \$6,473.36/2024

For: Sale

% Dif: 121

Sold Date: 06/01/2025

SPIS: N

Last Status: SLD

DOM: 4

Detached

Fronting On: N

Rms: 7

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

29 x 122 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth Ave & Coxwell Ave

MLS#: E12180268

PIN#: 104210424

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Other	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:	Central Vacuum, Fireplace/Stove	Retirement:	
Apex Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.58	x 5.06	Slate Flooring	Heated Floor	Closet
2	Living	Main	12.04	x 14.4	Hardwood Floor	Gas Fireplace	Built-In Speakers
3	Dining	Main	11.48	x 10.7	Hardwood Floor	W/O To Deck	Open Concept
4	Kitchen	Main	11.55	x 8.76	Slate Flooring	Heated Floor	Quartz Counter
5	Mudroom	Main	9.65	x 8.04	Laminate	Combined W/Office	W/O To Yard
6	Prim Bdrm	2nd	10.99	x 11.19	Hardwood Floor	Double Closet	Large Window
7	2nd Br	2nd	12.5	x 8.99	Hardwood Floor	Window	Led Lighting
8	3rd Br	2nd	10.37	x 9.74	Hardwood Floor	Closet	Window
9	4th Br	Bsmt	12.34	x 9.94	Laminate	Window	Heated Floor
10	Rec	Bsmt	18.21	x 8.07	Laminate	Wall Sconce Lighting	Heated Floor
11	Utility	Bsmt	12.04	x 9.97	Concrete Floor	Heated Floor	Window

Client Remks: Discover this beautifully updated 3-bedroom detached home, where modern design meets everyday functionality. Located in one of Toronto's most desirable neighborhoods, this move-in ready gem is perfect for families and entertainers alike. Step inside to find heated slate floors, a cozy gas fireplace with a striking stone feature wall, and built-in speakers that elevate the main living space. The contemporary kitchen features sleek stainless steel appliances and a bright open-concept layout, perfect for hosting and everyday living. Retreat to the spa-like bathroom, complete with a soaker tub with jets, offering the ultimate relaxation experience. Skylights fill the space with abundant natural light, creating a warm and inviting atmosphere. Start your mornings on the charming front porch with Trex decking, the perfect spot to enjoy a quiet coffee or watch the neighborhood come to life. Step outside to your private backyard oasis, featuring a spacious entertainment deck and multiple storage sheds ideal for hobbies or seasonal items. A major highlight is the newly built, fully insulated garage perfect for EV charging, a home gym, workshop, or year-round use. Situated in the heart of East York, you are just minutes from the subway, major highways, parks, restaurants, and excellent schools including Earl Beatty and Monarch Park CI. This home truly has it all style, function, and thoughtful upgrades designed for modern living.

Extras:

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



74 Langford Ave
Toronto Ontario M4J 3E3
 Toronto E03 Danforth Toronto

Sold: \$1,600,000
List: \$1,799,000

Taxes: \$6,745.18/2024

For: Sale

% Dif: 89

Sold Date: 01/08/2025

SPIS: N

Last Status: SLD

DOM: 70

Detached

Fronting On: W

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3

2 1/2 Storey

25 x 119 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x4x2nd

Dir/Cross St: PAPE / DANFORTH

MLS#: E9769956

PIN#: 105350230

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Y
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Hospital, Library, Park, Place Of Worship, Public Transit, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

Topography: Dry, Flat, Level

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.21	x 0	
2	Living	Main	11.61	x 10.1	
3	Dining	Main	13.71	x 9.71	
4	Kitchen	Main	11.12	x 9.09	
5	Br	Main	9.81	x 8.3	
6	Prim Bdrm	2nd	12.89	x 12.89	
7	2nd Br	2nd	13.48	x 10.1	
8	3rd Br	2nd	12.11	x 9.81	
9	Kitchen	2nd	9.12	x 8.69	
10	Rec	Bsmt	12.11	x 10.89	

Client Remks: This home is in a prime location with close proximity to Danforth Ave, Pape and Donland Subway Stations, diverse shops, dining options and the districts top-rated schools. Enjoy the perfect blend of tranquility neighborhood living and City convenience, steps away from authentic shops and restaurants on Danforth Ave, also close to Hospital, library and parks. Short drive to Downtown Toronto, Beaches, DVP & QEW Highways. This residence presents a rare opportunity to own a home in one of Tenants most coveted neighborhoods! Make you dream home with your own personal taste and design, either to renovate or build new. The home also offers the benefit of rental income property by creating 3 separate apartments, all with separate entrances. Enjoy the convenience of a private lane drive with the potential for a spectacular garden suite by expanding the detached garage and adding a separate entrance! Additional one or two units can also be added behind the garage. Opportunities are unlimited. This house also presents a profitable project to a builder who can rebuild or fully renovate the outside and inside of the house to transform it to a gem!. This is a super location you do not want to miss

Extras:

Listing Contracted With: SINCERE REALTY INC. 416-497-8900



205 Linsmore Cres
Toronto Ontario M4J 4L5
 Toronto E03 East York Toronto
Taxes: \$5,815/2024
Sold Date: 01/23/2025
SPIS: N

Sold: \$1,600,000
List: \$1,499,000

For: Sale

% Dif: 107

Last Status: SLD **DOM:** 2

Detached

Fronting On: E

Rms: 6 + 4

Link: N

Acreage: < .50

Bedrooms: 2 + 2

1 1/2 Storey

50 x 134.58 Feet

Washrooms: 2

Irreg:

1x1xBsmt, 1x4x2nd

Dir/Cross St: Mortimer Avenue & Memorial Drive

MLS#: E11936003

PIN#: 104140287

Kitchens:	1	Exterior:	Brick	Zoning:	RS (f10.5 ; a325; d0. 75*312)
Fam Rm:	N	Drive:	Private	Cable TV:	Y Hydro: Y
Basement:	Full	Gar/Gar Spcs:	Detached / 3	Gas:	Y Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	6	Water:	Municipal
Heat:	Fan Coil / Gas	Tot Prk Spcs:	9	Water Supply:	
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Arts Centre, Fenced Yard, Hospital,	Retirement:	
Apx Sqft:	700-1100		Library, Park, Public Transit	Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.38	x 10.37	Combined W/Dining
2	Breakfast	Main	13.98	x 7.58	
3	Kitchen	Main	15.49	x 8.17	
4	Prim Bdrm	2nd	10.89	x 9.88	
5	Br	2nd	11.38	x 7.09	
6	Rec	Bsmt	16.08	x 10.7	
7	Rec	Bsmt	9.09	x 6.99	
8	Br	Bsmt	15.58	x 5.97	
9	Br	Bsmt	7.97	x 6.99	

Client Remks: East York! This same family home since 1947, sitting on a 50' x 134' lot with possible potential for severance. This solid almost 1100 sqft home in need of updating and TLC! features 2 bedroom's and a 4 piece bathroom upstairs, open concept living room & dining room, a spacious kitchen with eating area on the main floor, full basement features a rec room, 2 bedrooms and a roughed in bathroom (basement needs flooring). there is a 2 or 3 car garage/ workshop with a 2nd floor with potential for a studio unit. property being sold as is with no warranties.

Extras:

Listing Contracted With: RE/MAX QUINTE LTD, 613-392-6594



354 Wolverleigh Blvd			Sold: \$1,600,000		
Toronto Ontario M4C 1S8			List: \$1,249,000		
Toronto E03 Danforth Toronto					
Taxes: \$6,573.51/2024			For: Sale		% Dif: 128
Sold Date: 02/18/2025					
SPIS: N		Last Status: SLD		DOM: 0	
Detached		Fronting On: N		Rms: 9	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		28.17 x 122 Feet		Washrooms: 3	
		Irreg:		1x3xBsmt, 1x3x2nd, 1x3x2nd	
Dir/Cross St: Danforth Ave & Woodbine Ave					

MLS#: E11976055			PIN#: 104230401		
Kitchens: 1		Exterior: Alum Siding / Brick		Zoning:	
Fam Rm: N		Drive: Mutual		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0		Water:	
Heat: Radiant / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Wall Unit		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Fireplace/Stove		Retirement:	
Apx Sqft: 1500-2000				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.26	x 13.65	
2	Dining	Main	13.98	x 10.27	
3	Kitchen	Main	20.64	x 10.01	
4	Prim Bdrm	2nd	14.14	x 10.27	Combined W/Den
5	Den	2nd	21.33	x 14.14	
6	2nd Br	2nd	10.43	x 9.19	
7	3rd Br	2nd	13.48	x 10.4	
8	Rec	Bsmt	13.45	x 10.3	
9	Breakfast	Main	17.75	x 6.56	
Client Remks: A rare find in the heart of Toronto's East End. This stunning detached 3+1 bdrm home blends historic charm with modern luxury. The oversized primary bdrm offers a spacious retreat with an ensuite featuring heated floors, plus a separate executive office space filled with natural light (or walk-in closet, your choice!) The chef's kitchen boasts a second prep area with on-demand hot water, and an additional sink, ideal for cooking or entertaining. Enjoy meals in the eat-in kitchen or host formal dinners in the dining room with original oak coffered ceilings, gleaming hardwood, and beautiful stained glass throughout. Natural light floods the home with skylights above the grand staircase and throughout. Need more space? Relax in the fully finished basement with a side entrance featuring a family room for movie nights, a full bath, and an oversized laundry area. The backyard is perfect for outdoor entertaining and offers ample space with the potential for a garden suite (report available). Plus, there's a garage. Located just minutes from public transit, this home makes commuting and city living a breeze.					
Extras:					
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY416-465-4545					


30 Roosevelt Rd
Toronto Ontario M4J 4T6

Toronto E03 Danforth Village-East York Toronto

Taxes: \$7,130.50/2024**For:** Sale**Sold:** \$1,610,000**List:** \$1,629,000**Sold Date:** 03/04/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

2-Storey

22 x 95 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Coxwell & Mortimer Ave**MLS#:** E11989171**PIN#:** 104200233

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 6-15
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior:
 Stone / Stucco/Plaster
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Central Vacuum, Fenced Yard,
 Fireplace/Stove, Hospital, Library, Park,
 Public Transit, School

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

Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.89	x 5.09	Double Closet	2 Pc Bath	Hardwood Floor
2	Dining	Main	7.97	x 9.55	Coffered Ceiling	Pot Lights	Hardwood Floor
3	Kitchen	Main	14.53	x 14.5	Centre Island	Stone Counter	Pot Lights
4	Living	Main	14.83	x 10.6	Fireplace	Hardwood Floor	W/O To Deck
5	Prim Bdrm	2nd	10.1	x 12.6	3 Pc Ensuite	W/I Closet	O/Looks Backyard
6	2nd Br	2nd	7.61	x 13.58	Closet	Hardwood Floor	O/Looks Frontyard
7	3rd Br	2nd	7.55	x 13.58	Closet	Hardwood Floor	O/Looks Frontyard
8	Rec	Bsmt	13.88	x 13.09	Above Grade Window	Pot Lights	Combined W/Office
9	Office	Bsmt	13.09	x 11.29	Closet	Pot Lights	Combined W/Rec

Client Remks: Experience luxury living in this stunning custom-designed detached home, located just steps from Subway and in the coveted RH McGregor School District. With impeccable workmanship and quality throughout, the home features high ceilings on all levels, a custom gourmet kitchen with a huge Caesar stone island, and a built-in entertainment unit with a gas fireplace. Enjoy modern amenities such as in-ceiling surround sound throughout w/ 3 receivers, LED pot lights, 2nd floor laundry, central vac, main floor powder room, and floor-to-ceiling glass doors that open to a private deck with beautiful oversized awning, overlooking a gorgeous west-facing landscaped garden with gas fire pit, in ground sprinklers (controlled by mobile app) and attractive custom storage shed. The spacious primary bedroom includes ample closet space and a spa-like 3-piece ensuite bathroom. All closets have custom organizers. The fully finished lower level comes with a 3-piece bathroom, a separate side entrance, and rough-in for a kitchen, along with a large recreation room and extra space that could serve as an office, gym, or play area. This beautiful home is just steps away from all amenities. Do not miss this opportunity to live in a home that perfectly blends style, comfort, and convenience in a great location.

Extras:**Listing Contracted With:** RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992


46 Fairside Ave
Toronto Ontario M4C 3H2

Toronto E03 Danforth Village-East York Toronto

Taxes: \$7,196/2025**For:** Sale**Sold:** \$1,655,000**List:** \$1,395,000**Sold Date:** 04/22/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: W**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

40 x 105 Feet

Washrooms: 4**Irreg:**1x3x2nd, 1x4x2nd, 1x2xMain,
1x3xBsmt**Dir/Cross St:** Coxwell & Cosburn**MLS#:** E12085412**PIN#:** 104170166

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Workshop, Additional Garage(s)	
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.44	x 11.45	Combined W/Dining	Hardwood Floor	W/O To Deck
2	Dining	Main	16.44	x 11.48	Combined W/Living	Hardwood Floor	Bay Window
3	Kitchen	Main	16.04	x 12.57	Breakfast Bar	Hardwood Floor	Granite Counter
4	Prim Bdrm	2nd	15.39	x 16.17	3 Pc Ensuite	Hardwood Floor	W/I Closet
5	2nd Br	2nd	11.98	x 12.20	Window	Hardwood Floor	B/I Closet
6	3rd Br	2nd	11.98	x 11.65	Window	Hardwood Floor	B/I Closet
7	Rec	Bsmt	11.32	x 17.09	Laminate	Pot Lights	Pocket Doors
8	Office	Bsmt	10.04	x 11.98	Laminate	Window	Pot Lights
9	Laundry	Bsmt	8.14	x 12.5	Ceramic Floor	Laundry Sink	Closet

Client Remks: Wonderful Family Home In Prime East York [40ft x 105ft] ***** Rebuilt into a two story home in 2007 (all permits closed) this spacious home mixes classic style with modern comfort. The open-concept layout is perfect for both everyday living and hosting friends and family. Inside, you'll find gleaming hardwood floors, stylish trim, and beautiful windows that let in tons of natural light. The main floor features a standout staircase with iron railings and a skylight, a cozy gas fireplace, bay window, and french doors add character throughout. The large kitchen is a dream with a gas range, breakfast bar, and a walkout to a big west-facing deck and backyard. It's a great spot for summer BBQs and laid-back hangouts. Upstairs, there are three generous bedrooms, all bright and tastefully finished. The primary suite includes a "walk-through closet" and a spa-like ensuite with heated floors. Quality roller blinds with bedroom blackout. The finished basement gives you even more space with a 4th bedroom option, a roomy laundry area, and flexible space for a home office, playroom, or media room. Out back, the oversized garage has good built-in storage and a tandem 'hobby shed' - great for bikes, tools, or weekend projects. ***** Walk to brunch, cute shops, Starbucks and LCBO. Charming Olde East York Village. Stan Wadlow and Dieppe Park. Great Bike Trails Nearby. Access to Taylor Creek Park and Ravine. Close to DVP, Coxwell TTC Subway Station & Danforth GO. Just 5 min Walk To A Weekly Farmers Market [Every Wednesday, Seasonally from May to October] /// Great School District: R.H. McGregor Public, Cosburn Middle School. East York Collegiate. ***** Public Open House Saturday and Sunday April 19th + 20th 2-4pm *****

Extras:**Listing Contracted With:** REAL ESTATE HOMEWARD 416-389-0505


275 Gowan Ave
Toronto Ontario M4J 2K7

Toronto E03 Danforth Village-East York Toronto

Taxes: \$7,131.43/2024**For:** Sale**Sold:** \$1,690,000**List:** \$1,380,000**Sold Date:** 02/25/2025**% Dif:** 122**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: S**Rms:** 8 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 150 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,
1x4xBsmt**Dir/Cross St:** Donlands Ave & Cosburn Ave**MLS#:** E11967587**PIN#:** 104060060

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	Garden Shed, Playground
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.3	x 10.3	Hardwood Floor	Combined W/Dining	Picture Window
2	Dining	Main	10.17	x 13.02	Hardwood Floor	Combined W/Living	Pot Lights
3	Family	Main	15.16	x 8.83	Hardwood Floor	W/O To Deck	Combined W/Kitchen
4	Kitchen	Main	15.12	x 10.4	Hardwood Floor	Stainless Steel Appl	Pot Lights
5	2nd Br	2nd	10.27	x 12.89	Hardwood Floor	4 Pc Ensuite	Closet
6	3rd Br	2nd	10.89	x 9.35	Hardwood Floor	Window	Closet
7	4th Br	2nd	13.75	x 9.32	Hardwood Floor	Closet	O/Looks Backyard
8			10.37	x 9.55	Hardwood Floor	Closet	O/Looks Backyard
9	Rec	Bsmt	21.65	x 9.32	Above Grade Window	4 Pc Bath	Laminate
10	Br	Bsmt	10.47	x 9.55	Above Grade Window	Laminate	

Client Remks: Welcome to this stunningly renovated with permits 4-bedrooms, 3 1/2-bathrooms, detached 2-storey home, complete with a built-in garage and private parking for 2 cars. Nestled in the desirable Pape Village, this home offers style, comfort, and convenience. Upon entering, you'll be immediately impressed by the open-concept main floor, designed to create a seamless flow between the spacious living room, dining area, kitchen, and family room. The picture window & walkout to the backyard further extend the open concept, blending the indoor living area with the natural environment & making it feel as though the entire space flows together in one well-balanced design. The modern kitchen is a true highlight, boasting rich gold accents & pristine white countertops. Featuring upgraded stainless steel appliances, custom cabinetry to the ceiling, and a large island, it encourages interaction between spaces. On the upper level, the master bedroom offers a private retreat with a 4-pc ensuite. The three additional bedrooms are generously sized, each with its own closet. These rooms share a well-appointed 5-pc bath. Hardwood flooring throughout adds a touch of elegance. The fully renovated basement has been carefully designed to maximize space and functionality. It includes a spacious rec room with a 4-piece bath, a versatile additional room perfect for an office, walk-in closet, or storage, as well as a laundry area and utility room. The private backyard has been transformed with custom professional landscaping. The 3-structured, outdoor built-in playground is a unique feature, offering endless opportunities for fun activities right at home. This exceptional home is ideally located just steps from schools, parks, and within walking distance to the trendy Danforth, brimming with shops and restaurants. It offers easy access to the DVP and a short TTC ride to downtown. Don't miss out on the chance to own this bright, spacious family home in one of the most sought-after locations!

Extras:**Listing Contracted With:** IPRO REALTY LTD. 416-364-2036


217 Woodmount Ave
Toronto Ontario M4C 3Z7

Toronto E03 Danforth Village-East York Toronto

Taxes: \$8,297.35/2024**For:** Sale**Sold:** \$1,705,000**List:** \$1,799,000**Sold Date:** 02/26/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

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

2-Storey

25 x 120 Feet

Washrooms: 4**Irreg:**1x4x2nd, 1x4x2nd, 1x2xMain,
1x4xBsmt**Dir/Cross St:** Woodbine and Mortimer**MLS#:** E11967548**PIN#:** 104250489

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.03	x 18.86	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	5.61	x 15.45	Pot Lights	Hardwood Floor	Open Concept
3	Family	Main	18.86	x 9.58	Hardwood Floor	W/O To Deck	Electric Fireplace
4	Kitchen	Main	14.01	x 20.14	Granite Counter	Stainless Steel Appl	Hardwood Floor
5	Prim Bdrm	2nd	12.93	x 17.26	W/I Closet	Hardwood Floor	4 Pc Ensuite
6	2nd Br	2nd	8.92	x 12.47	Mirrored Closet	Window	Hardwood Floor
7	3rd Br	2nd	9.68	x 11.98	Hardwood Floor	Mirrored Closet	Window
8	4th Br	2nd	8.92	x 15.81	Mirrored Closet	Window	Hardwood Floor
9	Rec	Bsmt	17.13	x 17.13	Open Concept	Broadloom	Above Grade Window
10	Laundry	Bsmt	6	x 10.2	Ceramic Floor		

Client Remks: This time you don't have to choose between quality and quantity. Unabashedly modern and abundantly spacious. Cleverly designed and thoughtfully upgraded detached house on a quiet street combines chic interiors with the practical nuts and bolts of carefree living. Feel the wow factor as soon as you open the front door: Open, airy layout combining living, dining and kitchen areas with an additional family room overlooking the backyard with electric fireplace and 80"TV. Generous chef's kitchen featuring quartz counters, high-end stainless steel appliances, undermount sink, a large kitchen island for extra counter space and for seated fans of your cooking. Pot lights throughout. Sleek glass stair railings to 2nd floor and along 2nd floor. Back sliding glass doors to new deck with awning (under warranty). Garage, paving stones and elevated garden beds added in the last decade. Additional outdoor entertainment area tucked away at the back of the house with deck and an additional awning (also under warranty). Stunning skylight on second floor for an extra infusion of sunlight. 4 substantial bedrooms. Principal bedroom includes ensuite washroom and walk-in closet. Large tile with tower system and rainfall shower options. Large tile and deep soaker tub on other 2nd floor washroom. Tall person friendly basement with nearly 7 ft in height, a luxurious basement rec room retreat for a games night, the Oscars or the World Cup. Extra fridge and prep area also in basement for drinks or an overflow fridge from the kitchen. Plus a full laundry room! Close to subway and all the cafes, restaurants, and shops along the vibrant Danforth Ave. Overall, a bright, serene space with windows on every side. Extras: Automatic garage opener, 3 CCTV cameras (monitor front back and south side of house), App called Hik-Connect will make cameras active - no contract to assume, retractable awning in backyard at back of lot.

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



511 Sammon Ave
Toronto Ontario M4J 2B3
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$7,231.57/2024 **For:** Sale **% Dif:** 97
Sold Date: 05/23/2025
SPIS: N **Last Status:** SLD **DOM:** 22

Sold: \$1,710,000
List: \$1,759,000

Detached **Fronting On:** S **Rms:** 8
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 28.04 x 103.12 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x3x2nd, 1x4x2nd,
 1x3xBsmt
Dir/Cross St: Coxwell and Sammon Ave

MLS#: E12117912**PIN#:** 104200015

Kitchens: 1 + 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior:
 Stone / Stucco/Plaster
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat:
 Family Room, Fenced Yard, Hospital,
 Library, Park, Public Transit, Rec Centre

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 12.4	Hardwood Floor	Pot Lights	Large Window
2	Dining	Main	13.25	x 8.99	Hardwood Floor	Combined W/Family	Large Window
3	Kitchen	Main	13.25	x 8.66	Renovated	Modern Kitchen	Large Window
4	Family	Main	8.6	x 19	Hardwood Floor	W/O To Deck	Heated Floor
5	Prim Bdrm	2nd	10.99	x 12.5	3 Pc Ensuite	W/I Closet	Juliette Balcony
6	2nd Br	2nd	10.01	x 8.76	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	7.68	x 10.01	Hardwood Floor	Large Window	Closet
8	Office	2nd	10.01	x 6	Hardwood Floor	Large Window	Pot Lights
9	Rec	Bsmt	14.6	x 7.35	Laminate	Pot Lights	
10	Kitchen	Bsmt	7.51	x 10.33	Ceramic Floor		
11	Br	Bsmt	12.34	x 8.99	Laminate	Pot Lights	
12	Bathroom	Bsmt	4.99	x 8.33	3 Pc Bath		

Client Remks: Stunning detached custom built home in the heart of desirable East York! 6 year old construction has hardwood flooring throughout. The second floor consists of 3 bedrooms + an office, ensuite bathroom and walk in closet in the primary bedroom, and a four piece bathroom. The main floor has a soaring 9' ceiling consisting of a formal living/sitting room, a beautiful modern kitchen with loads of storage and a large island, south facing family room with walk out to deck and a view of the garden. Tons of natural light. South facing backyard with garden. The family room has heated flooring for cozy winter nights. Separate basement entrance with kitchen, bathroom, living area and own laundry. 200 AMP electrical panel with potential for EV charging. Natural gas lines in place for hot water tank and BBQ. Two laundry stations (one on the second floor and one in the basement). Versatile storage shed offers ample space for bikes, seasonal items, and even a personal workshop! Private drive for 2 car tandem parking. Easy walk to Danforth shops & 2 subway stations. 10 minutes from the DVP by car. Vibrant sought after neighbourhood with a wonderful mix of young families and long term owners. French Immersion/English PS & park across the street. This custom built home has been lovingly and smartly renovated by the current owners to offer exceptional value, design and comfort to buyers. Close to Earl Beatty Community Centre pool, seasonal farmer's market, public library, East York Tennis Club, Dieppe Park Outdoor Ice Rink, Taylor Creek trail for walking, running or biking. This home is an East York gem!

Extras:**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888


48 Wiley Ave
Toronto Ontario M4J 3W4

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,981.22/2024**For:** Sale**Sold:** \$1,718,000**List:** \$1,579,000**Sold Date:** 03/25/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 5 + 2**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

20 x 123.08 Feet

Washrooms: 4**Irreg:**

1x2xMain, 2x4x2nd, 1x3xBsmt

Dir/Cross St: Donlands & Mortimer**MLS#:** E12030923**PIN#:** 104100250

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.09	x 6.1	Closet	Hardwood Floor	
2	Kitchen	Main	20.9	x 7.12	Eat-In Kitchen	Stone Counter	Hardwood Floor
3	Dining	Main	16.08	x 14.4	2 Pc Bath	Combined W/Living	Hardwood Floor
4	Living	Main	13.98	x 15.39	W/O To Deck	Hardwood Floor	Pot Lights
5	Prim Bdrm	2nd	19.23	x 12.14	4 Pc Ensuite	Double Closet	O/Looks Backyard
6	2nd Br	2nd	14.11	x 8.23	Double Closet	Window	Broadloom
7	3rd Br	2nd	16.86	x 14.47	Double Closet	O/Looks Frontyard	Broadloom
8	Exercise	Bsmt	13.68	x 13.55	Walk-Out	Above Grade Window	Tile Floor
9	Rec	Bsmt	23.52	x 13.55	Wet Bar	Pot Lights	Above Grade Window
10	Laundry	Bsmt	8.6	x 7.58	Laundry Sink	Tile Floor	

Client Remks: Step into this amazing, custom-built detached home with front yard parking and an electric car charger, nestled in the coveted RH McGregor school district. Approximately 1,725 sqft. This property has 3 bedrooms and 4 bathrooms, with a separate entrance to an impressive, finished basement with 8ft ceilings and a kitchenette. Stunning two-tone AYA gourmet kitchen, with Caesarstone counters and stainless-steel appliances and a discretely located powder room. The spacious, open-concept living and dining area features hardwood floors, pot lights, built-in cabinets, crown moulding, and soaring 9-foot ceilings and a walkout to a beautifully landscaped, west-facing, fenced backyard, complete with a large deck and shed. Expansive primary suite with ample closet space, a coffered ceiling, and a luxurious ensuite bathroom. Conveniently located just minutes from the subway, and near schools, parks, a hospital, and the shops on Danforth, this home offers both comfort and convenience on family friendly street. Rare licenced front yard parking with no fees! Don't miss out on this extraordinary property!

Extras:**Listing Contracted With:** RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992


336 Monarch Park Ave
Toronto Ontario M4J 4T3

Toronto E03 Danforth Village-East York Toronto

Taxes: \$8,905/2024**For:** Sale**Sold:** \$1,801,336**List:** \$1,798,000**% Dif:** 100**Sold Date:** 04/23/2025**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

Fronting On: W**Rms:** 7 + 5**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 134 Feet

Washrooms: 4**Irreg:**

1x5x2nd, 1x4x2nd, 1x3xBsmt,

1x2xMain

Dir/Cross St: Steps to Dieppe Park!**MLS#:** E12094681**PIN#:** 104140301

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 16.31	Hardwood Floor	Combined W/Dining	Irregular Rm
2	Kitchen	Main	20.01	x 16.31	Hardwood Floor	Combined W/Living	Irregular Rm
3	Kitchen	Main	12.53	x 16.31	Tile Floor	Modern Kitchen	Eat-In Kitchen
4	Breakfast	Main	8.53	x 16.31	Tile Floor	W/O To Yard	
5	Prim Bdrm	2nd	12.96	x 16.47	Hardwood Floor	Vaulted Ceiling	5 Pc Ensuite
6	2nd Br	2nd	14.8	x 8.07	Hardwood Floor	Vaulted Ceiling	Closet
7	3rd Br	2nd	14.73	x 8.07	Hardwood Floor	Vaulted Ceiling	Closet
8	Rec	Bsmt	21.78	x 15.78	Pot Lights	Above Grade Window	
9	4th Br	Bsmt	12.07	x 15.68	Above Grade Window	Closet	
10	Laundry	Bsmt	8.07	x 7.51			
11	Utility	Bsmt	9.12	x 7.58			
12	Cold/Cant	Bsmt	8.92	x 16.47			

Client Remks: In the heart of East York, steps to Dieppe Park and RH McGregor Elementary, sitting on an oversized 25x134ft lot, welcome to 336 Monarch Park Ave. Only 15 years ago, this home was built brand new from the foundation up! Enjoy the convenient front pad parking and covered front porch. Step into the open concept living & dining rooms, anchored by a gas fireplace, grounded by sand-on-site hardwood floors and featuring soaring ceilings lit by pot lights. The kitchen is the heart of any home and boy is this a stunning kitchen! Anchored by a large island, featuring stainless steel appliances including a 5-burner gas cooktop and wall oven, more storage than you can imagine and a breakfast room, with built-in banquette, that walks out to that spacious West facing backyard that is about to fill in for unmatched privacy. Don't miss that main floor powder room and side entrance! Upstairs, the hallway is flooded with natural light from a large skylight, the primary bedroom overlooks the backyard and offers a vaulted ceiling, walk-in closet and stunning 5pc ensuite bathroom. Two additional bedrooms both feature vaulted ceilings and share a 4pc bathroom. The tall finished basement features a large family room - the perfect place to snuggle up to a movie, let the kids be kids or close those circles with a home workout. There is an oversized fourth bedroom, a 3pc bathroom and a spacious laundry room along with a cantina. Enjoy all the benefits of new home construction without the +\$2m price tag!

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


13 Barfield Ave
Toronto Ontario M4J 4N4

Toronto E03 Danforth Village-East York Toronto

Taxes: \$8,340.27/2024**For:** Sale**Sold:** \$1,850,000**List:** \$1,998,000**Sold Date:** 05/22/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

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

2-Storey

31.5 x 110 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x4x2nd, 1x3xLower

Dir/Cross St: Greenwood and Cosburn**MLS#:** E12160219**PIN#:** 104140430

Kitchens:	1	Exterior:	Brick / Wood	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Septic
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Clear View, Fenced Yard, Fireplace/Stove,		Farm/Agr:	
Assessment:	POTL:	Hospital, Park, Public Transit, Rec Centre		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.59	x 5.41	Hardwood Floor	Closet	Pot Lights
2	Living	Main	22.74	x 15.75	Hardwood Floor	Fireplace	Open Concept
3	Dining	Main	19.26	x 14.4	Hardwood Floor	W/O To Deck	Combined W/Kitchen
4	Kitchen	Main	19.26	x 14.4	Stainless Steel Appl	Centre Island	Quartz Counter
5	Prim Bdrm	2nd	13.75	x 13.42	Hardwood Floor	W/I Closet	3 Pc Ensuite
6	2nd Br	2nd	14.5	x 10.43	Hardwood Floor	Double Closet	Pot Lights
7	3rd Br	2nd	14.5	x 9.58	Hardwood Floor		
8	Rec	Bsmt	18.57	x 12.07	Above Grade Window	B/I Shelves	Pot Lights
9	4th Br	Bsmt	11.52	x 10.24	Pot Lights	Closet	Above Grade Window

Client Remks: Spectacular Custom Home Blending Luxurious Living w/Modern Elegance & Timeless Sophistication *A Thoughtful Floor Plan Creating an Incredible Feel of Openness, Warmth & Light *Almost 2500 Sf Of Total Living Space *The Main Floor Offers a Fabulous Great Room w/Fireplace, Extensive Dining Room & Euro Inspired Kitchen *Airy Ambiance Follow to the Second Floor With a Lovely Primary Suite & 2 More Bedrooms *The Lower Level Offers a Versatile Space w/High Ceilings & Spacious Rooms *Incredible Craftsmanship & Details Including - Wall to Wall Windows that Offer an Abundance of Natural Light, Soaring Ceilings, Glass Floating Staircase & Wide Plank Natural White Oak Floors to Mention a Few *A Wonderful Garden Oasis with a 2 Level Deck & Lush Greenery Offering Total Privacy & Fabulous Entertaining Spaces *Private Drive with Parking for Three *Extremely Desirable Neighbourhood Nestled Between Leaside & Danforth Village * Steps to Dieppe Pk, Skating Rink, Tennis Courts, Library, Transit. Architectural Design by "Y" Architects, Built by ReThink Developments, Landscape & Landscape Design by Earth Inc.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121


46B Leroy Ave
Toronto Ontario M4J 4G8

Toronto E03 Danforth Village-East York Toronto

Taxes: \$0/2024**For:** Sale**Sold:** \$1,875,000**List:** \$1,899,000**Sold Date:** 01/20/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 80

Detached

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

2-Storey

20 x 100 Feet

Washrooms: 5**Irreg:**1x6x2nd, 1x2xGround, 1x4x2nd,
1x4x2nd, 1x4xBsmt**Dir/Cross St:** Greenwood/Mortimer**MLS#:** E10360906**PIN#:** 104140471

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	New	Prop Feat:	Central Vacuum, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	26.71	x 15.81	Breakfast Bar	Eat-In Kitchen	B/I Appliances
2	Living	Ground	18.86	x 10.43	Wet Bar	Fireplace	B/I Bookcase
3	Prim Bdrm	2nd	24.61	x 13.78	B/I Closet	6 Pc Ensuite	W/W Closet
4	2nd Br	2nd	13.65	x 10.37	4 Pc Ensuite	Double Closet	
5	3rd Br	2nd	12.5	x 8.6	4 Pc Ensuite	Double Closet	
6	Rec	Bsmt	15.91	x 14.27	B/I Bookcase	Fireplace	Wet Bar

Client Remks: ** An East York gem! Situated on a quiet street, this stunning custom built home features many unique details on every floor. This open concept home provides a spacious atmosphere with both a modern flair and a design inspired for entertaining family and friends. The front entrance leads to a customized walk in closet expanding into a living room with a built in fireplace and a dazzling bar enclosed with a wine fridge. ** The stylish kitchen offers a 9.5 foot quartz island with a waterfall design and its own prep sink as well ample cabinetry and valance LED lighting. Built in THOR appliances including a 36 inch gas cooktop and French door refrigerator are a chef's dream! The kitchen overflows into the spacious eating area with a 9 ft pantry, beverage centre and working station. The 11 foot oversized wide sliding door opens to a large deck with glass railings **The mono beam glass staircase leads to the 12 ft second floor hallway with double skylights providing a lot of natural light. Solid wood designer doors lead into three spacious bedrooms each having their own ensuite bath and customized closets. The hotel inspired primary ensuite 6pc with a floating toilet and vanity, a curbless shower as well as a freestanding bathtub offers an in home relaxing spa retreat. The luxurious home design continues into the basement entertainment room with stylish home theatre cabinets including a 100 inch fireplace that can accommodate a 100 inch television. The wet bar features a trendy design with a beverage refrigerator and customized cabinetry. This impressive home has endless features which must be seen!

Extras: THOR appliances: fridge, 36 inch gas cooktop, b/i oven, b/i dishwasher, microwave, cooler**Listing Contracted With:** HOMELIFE OLYMPIA REALTY INC.416-461-2443

**22 Oakdene Cres****Toronto Ontario M4J 4H9**

Toronto E03 Danforth Toronto

Taxes: \$7,181.50/2024**For:** Sale**Sold:** \$1,892,000**List:** \$1,599,000**Sold Date:** 05/29/2025**% Dif:** 118**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: W**Rms:** 8**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

27.33 x 91.01 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Danforth & Greenwood**MLS#:** E12157807**PIN#:** 104120171

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.48	x 7.64	Hardwood Floor	B/I Closet	Window
2	Living	Main	16.14	x 11.55	Hardwood Floor	Large Window	French Doors
3	Dining	Main	14.76	x 10.27	Coffered Ceiling	Open Concept	Large Window
4	Kitchen	Main	12.27	x 9.58	Modern Kitchen	Stainless Steel Appl	Centre Island
5	Sunroom	Main	8.69	x 8.76	W/O To Deck	Large Window	Pot Lights
6	Prim Bdrm	2nd	13.85	x 11.45	Hardwood Floor	3 Pc Ensuite	W/I Closet
7	Bathroom	2nd	9.35	x 3.35	3 Pc Ensuite	Skylight	Custom Backsplash
8	2nd Br	2nd	12.8	x 8.17	Hardwood Floor	Large Window	Ceiling Fan
9	3rd Br	2nd	14.34	x 10.01	Hardwood Floor	O/Looks Frontyard	Large Window
10	4th Br	2nd	13.48	x 9.91	Hardwood Floor	O/Looks Frontyard	B/I Closet
11	Bathroom	2nd	6.1	x 9.65	4 Pc Bath	Double Sink	Pot Lights
12	Rec	Lower	18.14	x 11.35	Glass Block Window	Pot Lights	B/I Shelves
13	Office	Lower	5.64	x 7.91	Broadloom	Glass Block Window	
14	Bathroom	Lower	6.66	x 7.91	3 Pc Bath	Pot Lights	Backsplash
15	Laundry	Lower	11.91	x 10.83	Laundry Sink		

Client Remks: Welcome to 22 Oakdene Crescent - an exceptional, fully upgraded 4-bedroom family home nestled on one of Toronto's most beloved tree-lined streets. Set on a coveted 27-foot extra-wide lot, this home combines timeless character with over \$200,000+ in tasteful renovations designed for modern living. The spacious interior features hardwood floors throughout, solid wood-frame windows, and a rare four-bedroom layout - all located on the second floor. The primary retreat is a sun-drenched haven, complete with skylights and a custom mother-of-pearl ensuite. Three fully renovated bathrooms offer elevated convenience. At the heart of the home lies a modern open-concept kitchen, outfitted with high-end JennAir stainless steel appliances, a gas range, an oversized custom stone island, and a new LG 36" French door fridge (2024) - perfect for entertaining and everyday living. The formal living and dining rooms exude vintage elegance, featuring oak coffered ceilings, original ornate windows, and an Egyptian crystal chandelier. Enjoy immersive sound throughout with built-in Sonos Bluetooth speakers on every level, including the finished basement. The home also boasts a detached garage, a cedar-lined storage room, a durable metal roof, and an owned tankless water heater - no rental systems in the home! Tucked away on a quiet crescent near top-rated schools, including Earl Haig and Monarch Park Collegiate with its renowned IB Program, this home sits in one of Toronto's most sought-after neighbourhoods - ranked #1 in 2023 as Toronto Life's Best Places to Live. All of this is just steps from The Danforth, a vibrant, walkable community filled with shops, restaurants, parks, and easy subway access. This is a rare opportunity to own a turnkey family home in one of Toronto's most desirable communities.

Extras:**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC.416-686-1500



46A Leroy Ave Toronto Ontario M4J 4G8 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,983.27/2024 Sold Date: 03/23/2025 SPIS: N Last Status: SLD DOM: 2		Sold: \$1,899,900 List: \$1,899,900 % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 100 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 5 1x6x2nd, 2x4x2nd, 1x4xBsmt, 1x2xMain
Dir/Cross St: E. Greenwood Ave. & N. Mortimer St.		

MLS#: E12035960	PIN#: 104140471
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Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 0-5 Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Upper		Exterior: Stucco/Plaster / Vinyl Siding Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.86	x 10.43	Hardwood Floor	Wet Bar	Electric Fireplace
2	Dining	Main	18.86	x 10.43	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	26.71	x 15.81	Hardwood Floor	Breakfast Bar	Breakfast Area
4	Breakfast	Main	26.71	x 15.81	Hardwood Floor	W/O To Deck	Combined W/Kitchen
5	Prim Bdrm	2nd	24.61	x 13.78	Hardwood Floor	6 Pc Ensuite	B/I Shelves
6	2nd Br	2nd	13.65	x 10.37	Hardwood Floor	4 Pc Ensuite	B/I Shelves
7	3rd Br	2nd	12.5	x 8.6	Hardwood Floor	4 Pc Ensuite	B/I Shelves
8	Rec	Bsmt	15.91	x 14.27	Vinyl Floor	Above Grade Window	Wet Bar

Client Remks: Experience the pinnacle of modern luxury in this custom-built executive home, perfectly nestled on a serene, tree-lined street in prime Central East York. This stunning detached residence offers an unparalleled blend of sophistication and functionality, just minutes from the Civic Centre, top-rated schools, Michael Garron Hospital, the DVP, subway, and downtown Toronto's finest restaurants, bars, and shopping. Step inside to soaring 10ft ceilings in the kitchen and basement, where natural light shines through sleek floor to ceiling windows with retractable mesh screens. The open-concept design is enhanced by built-in ceiling speakers, pot lights, and breathtaking steel beam staircases with glass railings. Entertain in style with a chef's dream kitchen featuring luxurious custom cabinetry including spacious storage pantry, 9.5ft island with prep sink/quartz countertop, and premium Thor appliances, while an 11ft sliding door leads to a private deck for al fresco dining. The living room, designed for both relaxation and entertaining, showcases a chic wet bar with wine fridge and an elegant 60inch electric fireplace. Retreat to the lower-level private theatre, where above-grade windows flood the space with light, and a built-in media wall unit with a 100inch electric fireplace, bar and beverage centre set the perfect ambiance. While the primary bedroom blends luxury with functionality and relaxation, the ensuite emulates a spa inspired retreat. Each bedroom is a sanctuary, boasting full ensuite baths and built-in custom closet systems. Four expansive skylights fill the home with daylight, and direct access to the garage from the basement adds ultimate convenience. With extraordinary storage, impeccable design, and every imaginable luxury, this home is a masterpiece of modern living, ready to impress at every turn.

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



15 St Hubert Ave
Toronto Ontario M4J 3Y8

Toronto E03 Danforth Village-East York Toronto

Taxes: \$8,697.92/2024

For: Sale

Sold: \$1,930,000

List: \$1,949,000

% Dif: 99

Sold Date: 05/07/2025

SPIS: N

Last Status: SLD

DOM: 13

Detached

Fronting On: E

Rms: 9

Link: N

Acreage:

Bedrooms: 4 + 1

2-Storey

27.01 x 100 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xLower

Dir/Cross St: Greenwood/Cosburn

MLS#: E12100749

PIN#: 104090126

Kitchens: 1 + 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	20.01	x 14.76	Combined W/Dining	Gas Fireplace	W/O To Garden
2	Kitchen	Main	16.99	x 13.78	Centre Island	Open Concept	Pot Lights
3	Living	Main	20.01	x 14.76	Hardwood Floor	Gas Fireplace	Pot Lights
4	Prim Bdrm	2nd	11.81	x 16.57	4 Pc Ensuite	Double Closet	Heated Floor
5	2nd Br	2nd	11.81	x 7.87	Hardwood Floor	Large Closet	Large Window
6	3rd Br	2nd	9.88	x 10.99	Hardwood Floor	Large Closet	Large Window
7	4th Br	2nd	10.99	x 8.99	Hardwood Floor	Large Closet	Large Window
8	Rec	Lower	14.76	x 9.51	Broadloom	Double Closet	
9	5th Br	Lower	19.98	x 26.25	Broadloom	Double Closet	Pot Lights
10	Kitchen	Lower	16.99	x 17.72	Open Concept	Tile Floor	
11	Laundry	Lower	10.37	x 10.37			

Client Remks: A fabulous Family home in a friendly neighbourhood, this forever home is a classic, well-designed home with lots of room for a growing family. Uniquely one of the prettiest homes on the street, it has hand-dipped cedar shingles, stone and brick exterior and sits on a corner lot, which provides space and light as well as a generous lawn area for gardens. The private drive and detached garage with direct entry to the enclosed, fenced back yard has parking for 2 vehicles. This home has been designed with an open concept first floor featuring 9 ft ceilings, a living room with a fireplace, a kitchen with a large island, a powder room and a family room/dining room with a fireplace and French doors leading to the back garden. Upstairs the generous landing with large windows and lots of light leads to 4 bedrooms, a 4-piece ensuite bath in the Primary bedroom, and another 3-piece bath. The lower level has a separate entrance, a 5th bedroom, a 3-piece bath, laundry, a small kitchen and a sunken Recreation room with lots of room for everyone. This could make a good nanny or in-law suite, a separate apartment or just a place to hang out with the whole family. This well-designed home must be seen for its elegance, comfort and convenience.

Extras:

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


502 Mortimer Ave
Toronto Ontario M4J 2G7

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,793.53/2023**For:** Sale**Sold:** \$1,980,000**List:** \$1,998,000**Sold Date:** 02/16/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 121

Detached

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

2-Storey

30 x 122 Feet

Washrooms: 4**Irreg:**

2x4x2nd, 1x3xBsmt, 1x2xMain

Dir/Cross St: Mortimer/Coxwell**MLS#:** E9416601**PIN#:** 104140345

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

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

Zoning: R2
Cable TV:
Gas: **Hydro:**
Water: **Phone:** Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	7.87	x 6.04	
2	Breakfast	Main	7.87	x 10.4	
3	Living	Main	10.66	x 12.14	Hardwood Floor
4	Dining	Main	13.45	x 10.66	Hardwood Floor
5	Prim Bdrm	2nd	11.94	x 12.14	Hardwood Floor
6	2nd Br	2nd	10.99	x 8.33	Hardwood Floor
7	Utility	Bsmt	16.4	x 16.73	

Client Remks: Welcome to 502 Mortimer a beautiful transitional home located in a family friendly neighbourhood of Toronto . This Spacious home features large Principal Rooms, Spa-like Washrooms, and Large Windows that Allow an Abundance of Natural Light. Open Concept Main Floor, Modern Kitchen w/Large Centre Island, Soaring High Ceilings, and gorgeous Fireplace and Feature Wall. Spacious Primary Bedroom With W/I Closet & 4Pc Ensuite, large Bedrooms With Over Sized 4Pc Bathroom. Basement features windows and soaring high ceilings with a side entrance finished a full washroom. A second kitchen downstairs can be negotiated. Located In a Prime Area Close to Highway, Schools, Hospitals, Amenities, Restaurants and Shopping. This Home Offers An Exceptional Blend of Space and Convenience in Toronto. A Must-see Home! **EXTRAS** B/I Stainless Steel Appliances (Fridge,Gas Stove, Oven, Microwave, Dishwasher, Range Hood) Washer & Dryer, All Elf,

Extras:**Listing Contracted With:** HOMELIFE LANDMARK REALTY INC.905-305-1600


**1043 Greenwood Ave
Toronto Ontario M4J 4C9**

Toronto E03 Danforth Village-East York Toronto

Taxes: \$9,484.73/2024**For:** Sale**Sold:** \$2,000,000**List:** \$2,049,000**Sold Date:** 06/11/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 10 + 4**Link:** N**Acreage:****Bedrooms:** 5

2-Storey

37.79 x 100 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,
1x3xBsmt**Dir/Cross St:** Greenwood Ave & Memorial Park Ave**MLS#:** E12196396**PIN#:** 104140051

Kitchens:	1 + 1	Exterior:		Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Finished / W/O	Gar/Gar Spcs:	Built-In / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	2024 POTL:	Fireplace/Stove, Hospital, Park, Public		Oth Struct:	
POTL Mo Fee:		Transit, School		Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.63	x 11.09	2 Pc Bath	Double Doors	Cathedral Ceiling
2	Living	Main	17.91	x 14.47	Gas Fireplace	French Doors	Intercom
3	Dining	Main	12.93	x 16.5	French Doors	Bay Window	Hardwood Floor
4	5th Br	Main	10.66	x 12.47	French Doors	Picture Window	Hardwood Floor
5	Kitchen	Main	9.58	x 15.55	Granite Floor	Double Sink	Intercom
6	Breakfast	Main	11.32	x 12.47	W/O To Deck	Granite Floor	Sliding Doors
7	Prim Bdrm	2nd	16.27	x 16.54	5 Pc Bath	W/I Closet	Intercom
8	2nd Br	2nd	13.32	x 13.48	W/O To Balcony	Sliding Doors	Hardwood Floor
9	3rd Br	2nd	10.17	x 13.75	Double Closet	Hardwood Floor	Window
10	4th Br	2nd	8.66	x 13.48	Hardwood Floor	Closet	Window
11	Rec	Bsmt	19.49	x 14.47	Gas Fireplace	Ceramic Floor	Above Grade Window
12	Kitchen	Bsmt	11.61	x 16.54	Combined W/Rec	Double Sink	Above Grade Window
13	Utility	Bsmt	9.61	x 11.09	Combined W/Laundry	Ceramic Floor	Laundry Sink
14	Cold/Cant	Bsmt	5.94	x 10.93	Above Grade Window		

Client Remks: Wow! The famous white clay brick house in the heart of East York, with its amazing curb appeal, is now on the market! This exquisite & classic 4 bed, 3.5 bath, 2-storey home sits on a generous 37.79x100ft corner lot, with the main entrance & double garage on desirable Memorial Park, across from the Dieppe Park & its official address on Greenwood Ave. It blends timeless architecture with thoughtful design & refined interiors, offering approx. 3,200 sq. ft. of elegant living space, including the basement. You're greeted by a grand double-door entryway & an impressive foyer with soaring ceilings & an elegant staircase. Throughout the home, high-end finishes abound, including granite & hardwood floors, custom wall finishes, chandeliers & French doors. The main floor is both stylish & functional, balancing formal & casual living. The expansive living room features a fireplace & flows seamlessly into the formal dining area through elegant French doors. A bright eat-in kitchen, complete with direct access to the backyard, is ideal for family gatherings. A sunlit office that can serve as an additional bedroom for the elderly. Upstairs, you'll find 4 large bedrooms & 2 baths. The primary suite offers a w/i closet & a 5PC ensuite with a jacuzzi, bidet, & custom tilework. Each bedroom features large windows & ample closet space. Enjoy a balcony in one of the bedrooms for fresh air & outdoor sitting. The finished basement with a walk-out adds valuable space & flexibility for additional living needs. An intercom system, installed throughout all rooms including bedrooms & kitchen, offers convenient communication across the home. Step outside to your private backyard oasis, fully fenced & professionally designed, it features a tranquil pond, creating a peaceful, natural setting ideal for relaxation. Set in one of Toronto's most sought-after neighborhoods, this home offers peaceful, upscale living with easy access to public transit, top schools & essential amenities. A Must See!

Extras:**Listing Contracted With:** IPRO REALTY LTD.416-364-2036



19 Oakdene Cres Toronto Ontario M4J 4H8 Toronto E03 Danforth Toronto Taxes: \$7,059.90/2024 Sold Date: 04/01/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,007,000 List: \$1,749,999 For: Sale % Dif: 115		
Detached Link: N 2-Storey Dir/Cross St: Danforth And Greenwood			Fronting On: E Acreage: 25.47 x 164.34 Feet Irreg: Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt		

MLS#: E12041002	PIN#: 104120193
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Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Drive: Mutual Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit, Terraced	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Y Phone: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.32	x 12.01	Hardwood Floor	Fireplace	Casement Windows
2	Dining	Ground	10.93	x 11.35	Hardwood Floor	Overlook Patio	Pot Lights
3	Kitchen	Ground	18.21	x 7.61	Galley Kitchen	Stainless Steel Appl	Custom Backsplash
4	Prim Bdrm	2nd	18.01	x 20.7	L-Shaped Room	W/I Closet	Gas Fireplace
5	2nd Br	2nd	16.14	x 10.5	Hardwood Floor	Picture Window	
6	3rd Br	2nd	12.17	x 10.6	Hardwood Floor	Picture Window	
7	Family	Bsmt	18.08	x 17.98	Hardwood Floor	Wet Bar	Pot Lights
8	Laundry	Bsmt	6.63	x 6.1	Laundry Sink		

Client Remks: Discover the charm of 19 Oakdene Crescent, a beautifully updated 2-storey detached home nestled in Toronto's sought-after Danforth neighbourhood. This residence boasts a generous 160-foot lot, offering ample space for both indoor and outdoor living. Featuring three spacious bedrooms and two modern bathrooms, the home seamlessly blends classic design with contemporary updates. The main floor welcomes you with gleaming hardwood floors, pot lights, and a cozy wood-burning fireplace in the living room. The stylish kitchen is designed with stainless steel appliances, floor-to-ceiling pantry, and custom tile flooring and backsplash. Upstairs, the expansive principal bedroom includes a walk-in closet, luxurious fireplace, and walk-out to a beautiful terrace. The finished basement offers a spa-like bathroom with heated floors and a relaxing family room. Step outside to a serene backyard oasis, ideal for entertaining or unwinding. Located just steps from the vibrant Danforth Avenue, residents can enjoy an array of shops, restaurants, and convenient public transit options.

Extras:
Listing Contracted With: KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392



1049 Greenwood Ave		Sold: \$2,070,000	
Toronto Ontario M4J 4E2		List: \$2,149,980	
Toronto E03 East York Toronto			
Taxes: \$4,434.79/2024		For: Sale	% Dif: 96
Sold Date: 04/16/2025			
SPIS: N	Last Status: SLD	DOM: 95	
Detached	Fronting On: N	Rms: 10 + 2	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	33.04 x 120.22 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 2x4x2nd, 1x5x2nd, 1x4xBsmt	
Dir/Cross St: Memorial/Greenwood			

MLS#: E11918901	PIN#: 104140021
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Kitchens:	1	Exterior:	Brick	Zoning:	Hydro: Phone: Municipal
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	Built-In / 1	Gas:	
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	New	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Clear View, Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre			Farm/Agr:
Assessment:	POTL:				Oth Struct:
POTL Mo Fee:					Spec Desig:
Laundry lev:	Upper				Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.89	x 6.07	Tile Floor	Double Closet	2 Pc Bath
2	Living	Main	9.48	x 17.75	Large Window	Pot Lights	Hardwood Floor
3	Dining	Main	9.97	x 13.06	Clerestory	Pot Lights	Combined W/Living
4	Den	Main	9.68	x 11.29	Open Concept	Hardwood Floor	Combined W/Dining
5	Family	Main	9.22	x 19.72	W/O To Deck	Pot Lights	Hardwood Floor
6	Kitchen	Main	17.91	x 8.07	Centre Island	Stone Counter	Stainless Steel Appl
7	Prim Bdrm	2nd	13.32	x 12.99	W/I Closet	5 Pc Ensuite	Hardwood Floor
8	2nd Br	2nd	10.1	x 17.52	Semi Ensuite	Hardwood Floor	Double Closet
9	3rd Br	2nd	9.32	x 14.73	Semi Ensuite	Hardwood Floor	Double Closet
10	4th Br	2nd	9.32	x 12.11	Double Closet	Hardwood Floor	4 Pc Ensuite
11	Rec	Bsmt	18.93	x 18.77	Open Concept	3 Pc Ensuite	Pot Lights
12	Exercise	Bsmt	18.14	x 20.31	Window	Vinyl Floor	Pot Lights

Client Remks: Welcome to this exquisite, fully custom-built 4-bedroom, 5-bathroom home in the heart of East York. Offering a perfect blend of modern design and luxurious finishes, this property is ideal for those seeking contemporary living at its finest. Step inside to discover a sleek open-concept kitchen, complete with high-end appliances, custom cabinetry, and a spacious island perfect for entertaining. The living and dining areas flow seamlessly, featuring wide-plank hardwood floors that exude warmth and elegance. The stunning master suite is a true retreat, boasting a 5-piece spa-like ensuite with an open glass shower, as well as a walk-in closet that will delight any wardrobe enthusiast. The finished basement adds additional living space, perfect for a family room, home gym, or office. This home offers approx. 3400sq ft of luxury living space with a stunning 9ft ceilings on the main floor. Conveniently positioned 2nd Floor laundry, and side door entrance adds to this homes many well thought features. Step outside to the large deck, which leads to a spacious backyard that backs onto a serene park, offering privacy and a picturesque view. All brick finish and partial metal roof add to this homes stunning curb appeal. Conveniently located near schools, parks, transit, and all the amenities East York has to offer, this home is a rare gem waiting for its new owner. Don't miss the chance to make this modern masterpiece your own! Tarion Warranty is included with the purchase of this home. ****EXTRAS**** All S/S Kitchen Aid Appliances (Fridge, Stove, Dishwasher), B/I Microwave, Washer/Dryer, High Efficiency Furnace, Smooth Ceilings, Stone Countertops, All Lighting Fixtures, Rough-in Central Vac. Sump pump.

Extras:
Listing Contracted With: RE/MAX WEST REALTY INC.905-607-2000



94 Kings Park Blvd
Toronto Ontario M4J 2C3
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$14,214.54/2025 **For:** Sale **% Dif:** 105
Sold Date: 06/03/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Sold: \$2,408,000
List: \$2,288,000

Detached **Fronting On:** N **Rms:** 8 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 30 x 175 Feet **Washrooms:** 5
Irreg: 1x5x2nd, 1x4x3rd, 1x4x2nd,
 1x2xMain, 1x3xLower
Dir/Cross St: Donlands and Mortimer

MLS#: E12176668

PIN#: 104050169

Assignment: N

Fractional Ownership: N

Kitchens: 1 + 1
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Main

Exterior: Stucco/Plaster
Drive:
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Public Transit

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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Welcome to a rare gem in the heart of East York a beautifully designed three-story home offering space, comfort, and exceptional convenience. With over 4,000 square feet of interior living space, this four-bedroom, five-bathroom residence prioritizes function without sacrificing style. Designed for modern family living, the layout offers generous room sizes, seamless flow across living areas, and thoughtful, high-end finishes throughout. The main level features an open-concept design that invites natural light, making it ideal for entertaining or enjoying quiet evenings. A spacious kitchen anchors the home, overlooking the dining, huge yard and living areas (including a cozy homework nook). Upstairs, the primary bedroom offers a peaceful retreat complete with a private ensuite bath, gas fireplace and ample closet space. Three more well-sized bedrooms and additional bathrooms ensure there's room (and privacy) for everyone. The lower level adds even more flexibility perfect as a guest suite, nanny suite, apartment (legal), home office, or creative studio. Need room to run, play, or build your ultimate backyard haven? The massive, pool-sized lot delivers endless possibilities from garden parties to cannonballs. Located just south of Mortimer, this home is nestled in a family-friendly neighborhood that places convenience at your doorstep. Top-rated schools are within walking distance. Transit users will appreciate quick access to bus and train stations. Daily essentials? A short trip takes you to shopping options groceries and cafes. And when its time to unwind, nearby parks provide the green space you crave. This property brings together the best of community charm and urban accessibility a rare opportunity for your family to grow and thrive.

Extras:

Listing Contracted With: IPRO REALTY LTD. 416-364-2036


211 Woodycrest Ave
Toronto Ontario M4J 3C4

Toronto E03 Danforth Village-East York Toronto

Taxes: \$0/2024**For:** Sale**Sold:** \$2,470,000**List:** \$2,599,000**Sold Date:** 05/15/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 41

Detached

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

2-Storey

29 x 100 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x7x2nd, 2x4x2nd,
1x3xBsmt**Dir/Cross St:** Pape Ave. & Mortimer Ave.**MLS#:** E12062321**PIN#:** 104060315

Kitchens:	1 + 1	Exterior:	Stone / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard,	Retirement:	
Apx Sqft:	2000-2500		Fireplace/Stove, Hospital, Library, Park,	Farm/Agr:	
Assessment:	POTL:		Public Transit, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.45	x 5.09	Porcelain Floor	B/I Closet	Led Lighting
2	Living	Main	14.73	x 24.77	Window Flr to Ceil	Hardwood Floor	Combined W/Dining
3	Dining	Main	24.77	x 14.73	Large Window	Built-In Speakers	Combined W/Living
4	Kitchen	Main	16.57	x 14.34	Centre Island	B/I Appliances	Led Lighting
5	Family	Main	16.57	x 16.17	W/O To Deck	Gas Fireplace	Built-In Speakers
6	Prim Bdrm	2nd	16.47	x 16.21	7 Pc Ensuite	W/O To Balcony	B/I Closet
7	2nd Br	2nd	14.8	x 10.43	4 Pc Ensuite	Large Window	B/I Closet
8	3rd Br	2nd	11.06	x 10.4	Hardwood Floor	Large Window	B/I Closet
9	4th Br	2nd	9.45	x 9.84	Hardwood Floor	B/I Closet	Large Window
10	Laundry	2nd	3.28	x 3.28	Stainless Steel Appl	Separate Rm	
11	Rec	Bsmt	12.89	x 8.83	Walk-Out	Heated Floor	Built-In Speakers
12	Kitchen	Bsmt	12.89	x 5.91	Heated Floor	Quartz Counter	Stainless Steel Appl
13	Br	Bsmt	8.37	x 8.89	Heated Floor	Above Grade Window	Pot Lights

Client Remks: Wow on Woodycrest! This stunning home offers the perfect blend of luxury and comfort in one of East Yorks most sought-after neighborhoods. Just minutes from top schools, the vibrant Danforth, parks, and TTC, this home combines modern convenience with a cozy, family-friendly atmosphere! The open-concept main floor impresses with engineered hardwood floors, custom cabinetry, and floor-to-ceiling windows that flood the space with natural light. The chefs kitchen features a striking waterfall center island, high-end stainless steel appliances, and sleek European hardware. Expansive living and dining areas flow seamlessly, framed by a gorgeous glass railing. The cozy family room, with a custom feature wall, gas fireplace, and zone-controlled built-in speakers, creates the ideal space for entertaining or relaxation. Massive sliding doors open to a private deck and backyard, perfect for outdoor enjoyment. A stylish powder room completes the main level. Upstairs, the primary suite offers a private retreat with a serene balcony, custom walk-in closets, and a spa-inspired 7-piece ensuite featuring a double vanity, glass shower, and soaker tub. Two additional bedrooms, each with an ensuite bath, provide ample space and privacy. The second-floor laundry adds ultimate convenience. The fully finished basement offers radiant heated floors, a spacious rec room with a walkout to a private patio, a second kitchen, bedroom, full bath, and second laundry. Its perfect for in-laws or rental potential. Every detail of this home exudes thoughtful design and sophistication, offering both elegance and comfort. With luxurious finishes, cozy living spaces, and a prime location, this home is an exceptional opportunity you wont want to miss!

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


57 Leroy Ave
Toronto Ontario M4J 4G9

Toronto E03 Danforth Village-East York Toronto

Taxes: \$10,815/2024**For:** Sale**Sold:** \$2,500,000**List:** \$2,349,000**Sold Date:** 04/25/2025**% Dif:** 106**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

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

2-Storey

34 x 100 Feet

Washrooms: 5**Irreg:**1x5x2nd, 1x5x2nd, 1x3x2nd,
1x3xBsmt, 1x2xMain**Dir/Cross St:** Steps to Dieppe Park!**MLS#:** E12096546**PIN#:** 104140113

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Fin W/O / Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	0-5	Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.74	x 6.66	Tile Floor	B/I Closet	
2	Living	Main	12.47	x 11.35	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	13.98	x 13.06	Hardwood Floor	Wall Sconce Lighting	
4	Kitchen	Main	19.55	x 11.61	Modern Kitchen	Pantry	Stone Counter
5	Family	Main	17.59	x 16.54	Hardwood Floor	Gas Fireplace	W/O To Yard
6	Prim Bdrm	2nd	17.68	x 14.96	Juliette Balcony	5 Pc Ensuite	W/I Closet
7	2nd Br	2nd	16.93	x 9.51	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	15.62	x 9.28	Hardwood Floor	Closet	Large Window
9	4th Br	2nd	10.47	x 10.43	Hardwood Floor	Double Closet	3 Pc Ensuite
10	Rec	Bsmt	16.8	x 23.62	Wet Bar	Fireplace	W/O To Yard
11	5th Br	Bsmt	14.93	x 9.09	Above Grade Window		
12	Laundry	Bsmt	12.43	x 7.38	Laundry Sink	Above Grade Window	
13	Utility	Bsmt	9.35	x 8.46			

Client Remks: Built by the homeowners, for their family, this home exceeds all expectations for East York! Finding Leaside prices out of reach? Cross the bridge and see what amazing value this custom home offers - just steps to Dieppe Park & RH McGregor! Standing nearly 2,400ft + a finished walk-out basement, this home offers 4+1 bedrooms & 5 bathrooms. Step inside and realize you are home! The foyer is wrapped in beautiful millwork with an inset bench, the open concept living/dining rooms feature linear diffusers for stylish delivery of your heating/cooling, custom drapes (throughout the house), b/i speakers (throughout the house), and a statement wall featuring storage for your 36 favourite bottles of wine! The rear of the home widens to use every inch of the 34ft wide lot and houses an absolutely stunning kitchen/family room combo! Just look at how flat panelled fronts, natural stone and fluted wood blend effortlessly in the kitchen. The 5 seat island anchors the space while panelled appliances, a gas cooktop with pot filler and double wall ovens make it a dream to cook in! Did you see the butler pantry with under counter beverage fridge & wet bar? What about the walk-in pantry!! The family room is grounded around a gas fireplace adorned in natural stone and flooded with light from the two pairs of corner windows - did I mention all the windows in the house are commercial grade aluminum?! The four panelled double sliding doors walk out to the landscaped backyard where you'll find Studio57 - the heated backyard flex space for a home office or gym! Upstairs, the primary suite is stunning, the middle bedroom features a 3pc ensuite, the 2 kids rooms share a 5pc with double vanities & upstairs laundry makes life easy. Don't miss the CN Tower views from the picture windows in the hall! The lower level is stunning - with a second gas fireplace, custom wetbar, 5th bedroom, 5th bathroom and 2nd laundry room. The walk-out is the cherry on top of this delicious cake! EV Charger ready.

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


108 Sammon Ave
Toronto Ontario M4J 1Y8

Toronto E03 Danforth Village-East York Toronto

Taxes: \$5,886.83/2024**For:** Sale**Sold:** \$2,501,500**List:** \$2,399,000**Sold Date:** 06/15/2025**% Dif:** 104**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 2

2-Storey

32 x 100 Feet

Washrooms: 5**Irreg:**1x5xUpper, 1x4xUpper,
1x3xUpper, 1x2xMain, 1x3xLower**Dir/Cross St:** Pape & Sammon Ave**MLS#:** E12176343**PIN#:** 104050219

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	New	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit, Rec		Oth Struct:	
POTL Mo Fee:		Centre, School		Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 14.3	Hardwood Floor	Large Window	Pot Lights
2	Dining	Main	14.11	x 14.11	Hardwood Floor	Open Concept	Pot Lights
3	Family	Main	17.49	x 13.12	Hardwood Floor	Gas Fireplace	W/O To Deck
4	Kitchen	Main	14.11	x 15.49	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Prim Bdrm	Upper	10.89	x 14.01	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	Upper	10.1	x 10.2	Hardwood Floor	Pot Lights	Closet
7	3rd Br	Upper	10.1	x 12.2	Hardwood Floor	Pot Lights	Closet Organizers
8	4th Br	Upper	8.69	x 13.29	Hardwood Floor	Pot Lights	W/I Closet
9	Family	Lower	14.11	x 13.29	Hardwood Floor	Above Grade Window	Pot Lights
10	Dining	Lower	9.71	x 10.5	Hardwood Floor	Above Grade Window	Pot Lights
11	Kitchen	Lower	9.88	x 14.9	Hardwood Floor	Open Concept	Stainless Steel Appl
12	Br	Lower	9.32	x 13.91	Hardwood Floor	Above Grade Window	Closet
13	2nd Br	Lower	9.32	x 13.91	Hardwood Floor	Above Grade Window	Closet

Client Remks: Wow! Welcome to Your Stunning 4 Bedroom Custom-Built Home with a Rarely Offered City Approved 2 Bedroom In Law-Suite/Apartment w/ Separate Entrance & Detached Garage in the Heart of East York! Enjoy this Meticulously Designed Space, Blending Architectural Innovation with Luxury Finishes & Smart Home Technology. The Open Concept Main Floor Features 10ft+ Ceilings, Oversized Marvin Windows, & a Skylight Illuminating a Floating Glass Staircase. The Chefs Kitchen Features High-End Hardrock Maple Cabinetry, a 48 Inch Gas Range, & a Striking 10ft Quartz Waterfall Island, Flowing into a Living Space Anchored by a 4ft Gas Fireplace with an Inset Media Console. The Principal Suite Offers You a Private Retreat with Cathedral Ceilings, a Spa-Inspired Ensuite with a Custom Walk-In Shower, Soaker Tub, Double Vanity, & Spacious Laundry with Sink, Plus a Custom-Built Closet. The 2 Bedroom In-Law Suite/Apartment Features 9ft+ Ceilings, Five Large Windows, a Modern Kitchen with a Walk-in Pantry, a 3 Piece Washroom, & Private Laundry, Making it Ideal for Extended Family or Rental Income. This Home is Built for Efficiency & Performance, Featuring Brand-New HVAC, Plumbing, & a 200A Electrical Upgrade, Plus Improved 3/4 Water & Gas Lines. A High-Efficiency Gas Water Tank (Owned), Custom-Built-in Aria Vents, Solid Core Doors, & Select-Grade Engineered Hardwood Flooring Enhance Comfort & Durability. The Striking Brick Facade with a High-End EIFS Concrete Finish is Matched by a Detached Garage with Full Electrical Service, a Widened Driveway for Three Vehicles, & a Gas BBQ Rough-In. With Smart Home Features Like Three Video Doorbells, a Smart Thermostat, Built-in Speakers, & Custom Designer Lighting, this One-of-a-Kind Masterpiece Offers Unparalleled Luxury in the Heart of East York. Just Steps to the Danforth, Pape & Donlands Station, Shops, Banks, Cafes, Community Center & DVP. Must See Virtual Tour at www.108SammonAve.com.

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