



799 Sammon Ave Toronto Ontario M4C 2E7 Toronto E03 East York Toronto Taxes: \$4,126.17/2024 Sold Date: 09/18/2025 SPIS: Y			Sold: \$580,000 List: \$625,000
Detached	Fronting On: S	Rms: 5 + 1	For: Sale
Link: N	Acreage:	Bedrooms: 2 + 1	% Dif: 93
2-Storey	14 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
	Dir/Cross St: Woodbine/Sammon	Directions: Woodbine/Sammon	

MLS#: E12354520

PIN#: 104240377

Legal: Pcl 89-1 Sec M394; Pt Lt 89

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Other	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 700-1100	Prop Feat: Interior Feat: Other	Waterfront:
Roof: Asphalt Shingle		Retirement:
Foundation: Concrete		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.76	x 10.33	Hardwood Floor
2	Kitchen	Main	10.99	x 10.33	Hardwood Floor
3	Den	Main	11.48	x 7.35	Window
4	Br	2nd	12.63	x 11.32	Broadloom
5	2nd Br	2nd	11.48	x 7.35	Closet
6	Rec	Bsmt	14.76	x 10.33	Window

Client Remarks: Prime East Toronto Detached Home Incredible Opportunity! Own a fully detached home in one of East Torontos most desirable neighbourhoods! Ideal for homeowners, investors, or developers, this 2+1 bedroom, 2-bathroom home offers flexibility and potential move in, rent, or redesign to your vision. Located just steps from Woodbine Station and minutes to the Beach, Danforth shops, and downtown, this property combines convenience with a vibrant community. Inside, you'll find well-defined living and dining areas with hardwood floors, a classic enclosed sunporch, and a spacious kitchen perfect for family meals. Upstairs features two comfortable bedrooms and a 4-piece bath with a charming tub. The basement with separate rear entrance provides additional living space, perfect for a rec room, home office, or rental potential. Outside, enjoy a fenced backyard and large deck, ready for gardening, entertaining, or creating your personal backyard oasis. With private parking, a deep lot, and excellent redevelopment potential, 799 Sammon is a rare opportunity to own a detached home in a family-friendly, transit-connected, and growing neighbourhood. Don't wait...this one won't last!

Listing Contracted With: JOHNSTON & GREEN REAL ESTATE LTD. 416-429-5118



705 Mortimer Ave Toronto Ontario M4C 2K1			Sold: \$635,000
Toronto E03 Danforth Village-East York Toronto			List: \$699,000
Taxes: \$3,287.82/2025	For: Sale		% Dif: 93
Sold Date: 11/04/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Detached	Fronting On: S		Rms: 4 + 3
Link: N	Acreage: <.50		Bedrooms: 1 + 2
Bungalow	19.4 x 103 Feet		Washrooms: 1
	Irreg:		1x3xMain
Dir/Cross St: Mortimer / Woodbine			
Directions: West on Woodbine, North on Mortimer (Corner of Mortimer & Woodbine)			

MLS#: E12483255

PIN#: 104240284

Legal: PCL 12309 SEC EAST YORK; PT LT 24 S/S MCMICHAEL AV PL M437 EAST YORK COMM AT A POINT IN THE SLY LIMIT OF MCMICHAEL AV DISTANT 25 FT MEASURED WLY THEREON FROM THE ELY LIMIT OF LT 24; THENCE SLY PARALLEL TO THE ELY LIMIT OF SAID LT, 103 FT TO THE SLY LIMIT THEREOF; THENCE WLY ALONG THE SLY LIMIT 19 FT 5 INCHES MORE OR LESS TO A POINT DISTANT 9 FT 7 1/2 INCHES E OF THE WLY LIMIT OF SAID LT; THENCE NLY PARALLEL TO THE ELY LIMIT OF SAID LT, 103 FT TO THE SLY LIMIT OF MCMICHAEL AV; THENCE ELY ALONG TH

Kitchens: 1	Exterior: Other	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Finished	Park/Drive: None	Gas: Phone:
Fireplace/Stv: N	Drive: None, Other	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront: None
Apx Age:	Pool: None	Retirement:
Apx Sqft: < 700	Prop Feat: Family Room, Library, Park, Public Transit	HST Applicable to Included In
Lot Size Source: MPAC	Interior Feat: Primary Bedroom - Main Floor	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Other		Oth Struct: Shed
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	13.29	x 13.12	Hardwood Floor
2	Prim Bdrm	Main	10.96	x 9.84	Hardwood Floor
3	Kitchen	Main	14.04	x 9.19	Eat-In Kitchen
4	Den	Main	8.43	x 7.35	W/O To Yard
5	2nd Br	Lower	12.2	x 11.25	Window
6	3rd Br	Lower	10.47	x 8.96	Window
7	Laundry	Lower	3.28	x 3.28	Unfinished

Client Remks: Offers anytime! Charming 1+2 bedroom bungalow in sought-after Danforth Village-East York! A perfect condo alternative featuring hardwood floors in the living area and main-floor primary bedroom. Enjoy an updated kitchen and bath, with an open-concept design and skylight that fills the space with natural light. The bright back den offers a walkout to a private garden and a large 10' x 20' workshop/shed- ideal for hobbyists or extra storage. Freshly painted with numerous updates including new A/C (2024), owned hot water tank (2020), windows (2018), and roof (2017). The spacious backyard offers great potential for a future auxiliary unit. Conveniently located near Danforth shops, restaurants, Taylor Creek trails, and transit - walk to the subway or catch one of two nearby bus routes.

Inclusions: Fridge, stove, dishwasher, washer, dryer, light fixtures.

Listing Contracted With: RE/MAX JAZZ INC. 905-728-1600



1040 Greenwood Ave Toronto Ontario M4J 4E1		Sold: \$730,000 List: \$729,900
Taxes: \$4,285/2025	For: Sale	% Dif: 100
Sold Date: 07/26/2025		
SPIS: N	Last Status: SLD	DOM: 3
Detached	Fronting On: W	Rms: 5 + 2
Link: N	Acreage:	Bedrooms: 2 + 1
Bungalow	34 x 103.5 Feet	Washrooms: 2
	Irreg:	1x4xGround, 1x3xBsmt
Dir/Cross St: Mortimer		Directions: South Of Cosburn

MLS#: E12303723

PIN#: 104090309

Legal: PT LT 178 PL 2037 TWP OF YORK; PT LT 179 PL 2037 TWP OF YORK AS IN CA620366; S/T CA620366; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Separate Entrance	Park/Drive: Private	Gas: Phone:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Oil	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1939	Prop Feat: Interior Feat: Floor Drain	HST Applicable to In Addition To
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 700-1100		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Block		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remarks: A quiet pocket of East York, just steps from the community heartbeat of Dieppe Park, sits a detached home waiting for its next chapter. For builders, renovators, and investors with a sharp eye and steady hand, this property offers more than bricks and mortar it offers a rare chance to reshape a space in one of Toronto's most enduring neighborhoods. The lot lies within a coveted school catchment that includes RH McGregor Elementary School and Cosburn Middle School. The home itself is being sold as is. An area undergoing active redevelopment, where new custom homes are being built by experienced contractors and builders. Photo is artistic rendering only.					

Inclusions: Existing appliances AS IS condition

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090

	808 Sammon Ave Toronto Ontario M4C 2E8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,356.11/2024 Sold Date: 09/15/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$710,000 List: \$750,000 % Dif: 95
	Detached Link: N 2-Storey	Fronting On: N Acreage: 18.19 x 103 Feet Irrig:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Woodbine Ave & Danforth Ave Directions: North on Woodbine from Danforth. West on Sammon Ave.

MLS#: E12388859

PIN#: 104240361

Legal: PCL 2269 SEC EAST TOWNSHIP OF YORK; PT LT 58 N/S SAMMON AV PL M437 TWP OF YORK; PT LT 59 N/S SAMMON AV PL M437 TWP OF YORK COMM AT A POINT IN THE NLY LIMIT OF SAMMON AV DISTANT 42 FT 10 1/2 INCHES ELY FROM THE SW ANGLE OF LT 59; THENCE ELY ALONG NLY LIMIT OF SAMMON AV A DISTANCE OF 18 FT 2 3/4 INCHES MORE OR LESS TO A POINT DISTANT 38 FT 10 3/4 INCHES WLY FROM THE SE ANGLE OF LT 58; THENCE NLY PARALLEL TO THE WLY LIMIT OF LT 58 A DISTANCE OF 103 FT MORE OR LESS TO THE NLY LIMIT OF LT 58 THENCE W

Kitchens: 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.02	x 12.93	Hardwood Floor	W/O To Sunroom	Combined W/Dining
2	Dining	Main	12.2	x 9.91	Hardwood Floor	Open Concept	
3	Kitchen	Main	9.38	x 9.48	Tile Floor	Window	
4	Prim Bdrm	2nd	9.42	x 13.06	Window	Closet	Laminate
5	2nd Br	2nd	10.01	x 7.58	Window	Laminate	
6	Rec	Bsmt	20.31	x 11.32	Laminate	Laminate	Above Grade Window

Client Remarks: An incredible opportunity to own a detached home in the heart of East Toronto's most connected and desirable neighbourhoods. Just steps from Woodbine Station and minutes to the Beach, Danforth shops, and downtown, this property offers unbeatable convenience in a vibrant, family-friendly community. With a separate back entrance into a finished basement and garden suite potential, this property delivers on space and flexibility! Set on a deep lot with private parking, the main floor features a bright layout with hardwood floors, and a classic enclosed sunporch. The separate rear entrance leads to a finished basement with a rec room, full bath, and kitchenette, creating an excellent opportunity for an in-law suite or rental studio. A large deck and fenced backyard provide a generous outdoor living space, with garden suite potential adding even more value. Surrounded by transit, parks, schools, shops, and dining, this home delivers on location, lifestyle, and investment upside. Don't miss this chance to secure this home in this incredible neighbourhood!

Inclusions: All appliances (fridge, stove, hoodrange, dishwasher). Washer and dryer. Bbq (as-is). See full list in Schedule C.

Listing Contracted With: [Signature Elite Realty Ltd.](#) 416-269-5529



7 Holborne Ave
Toronto Ontario M4C 2P8

Toronto E03 Danforth Village-East York Toronto

Taxes: \$3,612.08/2025

For: Sale

Sold: \$812,000
List: \$811,000

Sold Date: 10/01/2025

% Dif: 100

SPIS: N

Last Status: SLD

DOM: 13

Detached

Fronting On: S

Rms: 4

Link: N

Acreage:

Bedrooms: 2

Bungalow

25 x 102.58 Feet

Washrooms: 1

Irreg:

1x3xMain

Dir/Cross St: Coxwell / Cosburn **Directions:** Coxwell / Cosburn

MLS#: E12412652

PIN#: 104180111

Legal: PT LT 455 PL 2059 TWP OF YORK; PT LT 456 PL 2059 TWP OF YORK AS IN CA617012; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Baseboard / Gas
A/C: None
Central Vac: N
Apx Age:
Year Built: 1927
Yr Built Source: MPAC
Apx Sqft: 700-1100
Roof: Other
Foundation: Other
Assessment: 2024 POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Shingle
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Front Yard Parking
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Interior Feat: Other

Zoning:
Cable TV:
Gas:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.32	x 16.99	Combined W/Dining
2	Kitchen	Main	11.32	x 9.32	
3	Br	Main	9.25	x 8.99	
4	2nd Br	Main	11.25	x 6.99	
5	Mudroom	Main	10.43	x 6	
6	Furnace	Lower	32.51	x 16.5	Combined W/Laundry

Client Remarks: Attention contractors & builders alike!! Welcome to this detached bungalow in one of East York's most desirable and connected neighbourhoods. Huge potential to build your dream space on a large lot with a big backyard ideal for entertaining. Front parking & large shed at rear. Not to be missed! A short walk to Greenwood or Woodbine Station, the commute downtown is quick and easy. You are also just minutes from the Toronto Beaches and surrounded by East York's cozy cafes, trendy restaurants, boutique shops, and green parks. It's the perfect spot for a lively and connected lifestyle.

Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337



144 Aldwych Ave
Toronto Ontario M4J 1X6

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,115/2024

For: Sale

Sold: \$875,000

List: \$879,000

Sold Date: 09/23/2025

% Dif: 100

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: N

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 3

2-Storey

20 x 123 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Donlands & Mortimer **Directions:** West of Donlands, on Al

MLS#: E12410929

PIN#: 104050665

Legal: PT LT 8 PL 704 TWP OF YORK AS IN EY218869; S/T & T/W EY218869; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Separate Entrance
Fireplace/Stv: N
Heat: Baseboard / Electric
A/C: None
Central Vac: N
Apx Age:
Year Built: 1924
Apx Sqft: 1100-1500
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick
Gar/Gar Spcs: Detached / 1
Park/Drive: Mutual
Drive: Mutual
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Hospital, Park, Place Of Worship, Public Transit, School
Interior Feat: Carpet Free, In-Law Capability, Water Heater Owned, Storage

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.63	x 12.57	Hardwood Floor	Picture Window	
2	Dining	Main	13.52	x 9.74	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	16.63	x 12.89	Vinyl Floor	Updated	Walk-Out
4	Prim Bdrm	2nd	13.68	x 12.24	W/O To Balcony	Parquet Floor	Double Closet
5	2nd Br	2nd	12.43	x 10.99	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	11.88	x 7.55	Hardwood Floor	Window	
7	Rec	Bsmt	15.85	x 12.63	Vinyl Floor	Combined W/Kitchen	
8	Utility	Bsmt	12.63	x 9.06	Ceramic Floor	Above Grade Window	
9	Laundry	Bsmt	9.42	x 8.27	Ceramic Floor	Laundry Sink	
10	Cold/Cant	Bsmt	5.18	x 2.62			

Client Remks: Charming and versatile, 144 Aldwych Avenue is a detached 3-bedroom, 2-bathroom home in the heart of Danforth Village. This home blends classic charm with thoughtful updates and is filled with natural light in every room, creating a warm, inviting vibe throughout. The main floor features a stylish, renovated kitchen that opens into a bright sunroom - perfect for morning coffee or evening unwinding - which walks out to a private deck, ideal for entertaining or relaxing outdoors. Upstairs, the sun-filled primary bedroom features a walk-out to a private balcony - your own little escape with a view. The finished basement, with a separate entrance, second kitchen and cold room, offers great potential for an in-law suite or income property. Plus, there's a utility room that can easily be converted into a fourth bedroom or home office. Tucked away on a quiet street, the property also offers a detached garage and parking for two more cars - rare for the area. Just steps to Aldwych Park, the Danforth's shops, cafes, subway, future Metrolinx station, and top-rated schools, this home offers incredible value in a vibrant, family-friendly community.

Inclusions: 1 Fridge; 1 Freezer; 1 stove; 1 microwave; 1 dishwasher; 1 washer; 1 dryer; 1 Electric HWT (owned); 2 range hood fans; all Electrical Light Fixtures.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY 416-461-9900



82 Barker Ave Toronto Ontario M4C 2N6 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,780.91/2025 For: Sale % Dif: 97 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 17			Sold: \$870,000 List: \$899,000
Detached	Fronting On: N	Rms: 4 + 2	
Link: N	Acreage:	Bedrooms: 1 + 1	
Bungalow	25 x 134.25 Feet	Washrooms: 2	1x4xMain, 1x3xBsmt
Irreg: Dir/Cross St: Woodbine Ave & Mortimer Ave Directions: Woodbine Ave & Mortimer Ave			

MLS#: E12460767

PIN#: 104250279

Legal: LT 228 PL 1587 TORONTO (E YORK)

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Y Hydro: Y
Basement: Finished	Park/Drive:	Gas: Y Phone: Y
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1930	Prop Feat: Fenced Yard, Level, Public	Under Contract: Hot Water Heater, Other
Yr Built Source: MPAC	Transit, Ravine	HST Applicable to: Not Subject to HST
Apx Sqft: 700-1100	Interior Feat: Other	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Garden Shed
Foundation: Concrete Block		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	15.53	x 13.85	Hardwood Floor	Window
2	Dining	Main	13.32	x 7.64	Hardwood Floor	
3	Kitchen	Main	9.58	x 17.59	Tile Floor	Window
4	Prim Bdrm	Main	10.83	x 10.42	Broadloom	Window
5	Rec	Bsmt	26.05	x 12.34	Laminate	Window
6	Br	Bsmt	6.76	x 14.32	Laminate	Window

Client Remarks: Ready to fall in love? Welcome to this charming all-brick bungalow nestled on a tree-lined street in one of East York's most desirable pockets. Step onto the south-facing front porch, the perfect spot to enjoy your morning coffee and chat with friendly neighbours. Inside, you'll find high ceilings, a freshly painted interior, and a layout that's move-in ready whether you're looking to settle in, rent out, or transform it into your dream home. The property sits on a rare 135 ft deep lot with legal front pad parking, offering both space and convenience that's hard to find in the city. The area is brimming with new builds and beautifully renovated homes, a testament to its growing appeal. Enjoy the best of East York living with a short walk to the Danforth for boutique shopping, one-of-a-kind restaurants, and cozy coffee shops. Commute with ease only a 17-minute walk to Woodbine Subway or a quick 7-minute bus ride. Nature lovers will adore the 14-minute walk to Stan Wadlow Park with its dog-friendly trails, jogging paths, and direct access to Taylor Creek Park for biking adventures. Take the nearby bike lanes straight to The Beach, where boardwalk strolls and waterside dining await. With easy access to the DVP, this home combines urban convenience with a peaceful, community feel truly the best of both worlds. Your next chapter begins here.**OPEN HOUSE SAT OCT 18, 2:00-4:00PM**

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



12 St Hubert Ave Toronto Ontario M4J 3Y9 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,914.04/2025 For: Sale % Dif: 108 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$968,000 List: \$899,000
Detached	Fronting On: W	Rms: 5 + 2	
Link: N	Acreage:	Bedrooms: 2 + 1	
Bungalow	31.07 x 119.85 Feet	Washrooms: 2	
Dir/Cross St: Greenwood & Memorial Park Ave Directions: Greenwood & Memorial Park Ave			1x4xMain, 1x3xBsmt

MLS#: E12396718

PIN#: 104090091

Legal: PT LT 15 PL 3015 EAST YORK; PT LT 16 PL 3015 EAST YORK AS IN TB903865; S/T & T/W TB903865

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
---	---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.96	x 10.63	Bow Window	Broadloom
2	Dining	Main	10.63	x 6.99		Broadloom
3	Kitchen	Main	10.53	x 8.01		
4	Prim Bdrm	Main	12.01	x 9.12		Hardwood Floor
5	2nd Br	Main	8.99	x 9.12		
6	Rec	Bsmt	13.29	x 13.45		Concrete Floor
7	3rd Br	Bsmt	14.01	x 10.01		

Client Remarks: This property is all about Location, Lot (31.07 ft x 119.25 ft), and Opportunity. 2+1 bedroom bungalow, perfectly situated on one of the areas most desirable streets in East York. While the home itself is in need of tender love and care, it's perfect for Contractors, Renovators, or Visionaries eager to create their dream home in a truly unbeatable neighbourhood. Functional layout with Two Bedrooms on the main floor plus an additional bedroom in the Basement, 2 Bathrooms. Great Schools, Parks, Shopping, Dining, and Major transit routes - Both TTC and Quick Access to Highway

Inclusions: All Appliances As Is (Fridge, Stove, Washer, Dryer)

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



340 Mortimer Ave
Toronto Ontario M4J 2E1

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,942.55/2024

For: Sale

Sold: \$965,000
List: \$979,000

Sold Date: 07/16/2025

% Dif: 99

SPIS: N

Last Status: SLD

DOM: 28

Detached

Fronting On: S

Rms: 9

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

23 x 125 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Donlands & Mortimer **Directions:** Donlands and Mortimer

MLS#: E12229521

Legal: Pt Lt 2 Pl 1639 Twp

PIN#: 104090198

Kitchens: 1	Exterior: Alum Siding / Brick Front	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Mutual	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Storage, Water Heater	Sale Price:
Foundation: Other		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 10.66	Hardwood Floor	Combined W/Sitting	Stained Glass
2	Sitting	Main	11.48	x 9.51	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	10.5	x 9.84	Breakfast Area	Ceramic Floor	
4	Dining	Main	9.84	x 13.94	Ceramic Floor	Window	
5	Prim Bdrm	2nd	11.81	x 12.47	Closet	Hardwood Floor	
6	Br	2nd	12.14	x 9.84	Hardwood Floor		
7	Br	2nd	12.47	x 9.51	Hardwood Floor		
8	Br	Bsmt	21.33	x 0.82			

Client Remks: This Beautiful 2 Storey Sun-filled Home Offers Natural Wood Trim Throughout. Leaded Stain-glass, Hardwood Floors, Wainscotting And A Beautiful Open Brick Fireplace. This Home Has Tons of Character, With An Amazing Private Back Yard Perfect For Entertaining and Conveniently Located In The Heart Of East York. Close To Everything, Shopping, TTC, Parks, Catholic And Public Schools. A Definite Must See!

Inclusions: Oven, Stove, Fridge, Washer, Dryer

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-755-0123



1 Dieppe Rd Toronto Ontario M4J 2K8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,022.22/2025 For: Sale Sold: \$940,000 Sold Date: 08/24/2025 List: \$979,900 SPIS: N Last Status: SLD DOM: 53		
Detached	Fronting On: S	Rms: 5
Link: N	Acreage:	Bedrooms: 2
Bungalow	25.03 x 100.25 Feet	Washrooms: 2
Irrig: 1x3, 1x2 Dir/Cross St: Greenwood/Cosburn Directions: West of Greenwood/South of Cosburn		

MLS#: E12255102

PIN#: 104090127

Legal: PT LT 11 PL 3219 EAST YORK AS IN TB799999; S/T & T/W TB799999

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1946	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: None	Farm/Agr:
Apx Sqft: 700-1100		Oth Struct: Garden Shed
Lot Size Source: MPAC		Survey Type: Available
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Concrete Block		
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.75	x 11.15	Broadloom	O/Looks Frontyard	Open Concept
2	Dining	Ground	11.15	x 9.09	Broadloom	Picture Window	
3	Kitchen	Ground	10.17	x 8.23	Eat-In Kitchen	Hardwood Floor	Quartz Counter
4	Prim Bdrm	Ground	12.93	x 9.84	His/Hers Closets	O/Looks Backyard	
5	2nd Br	Ground	9.91	x 9.84	Combined W/Sitting	W/O To Deck	
6	Rec	Bsmt	19.59	x 11.15	Above Grade Window	Fireplace	B/I Shelves
7	Games	Bsmt	23.1	x 11.25	Above Grade Window	W/W Closet	
8	Utility	Bsmt	14.34	x 7.84	Above Grade Window	Combined W/Laundry	

Client Remks: Charming Detached Bungalow in the Heart of East York. Adorable and affordable! This well-loved detached bungalow sits on a 25 x 100 ft lot and features beautifully landscaped front and back gardens, perfect for outdoor enjoyment. The fully fenced yard includes a custom built garden shed. A rare opportunity for builders, renovators, or investors looking to get into a fantastic East York neighbourhood. Located just steps from Dieppe Park Complex, and within a sought-after school district. Easy access to the DVP, public transit, and a short walk to Greenwood Station and the vibrant Danforth. Don't miss your chance to unlock the potential of this East York gem!

Inclusions: Electric light fixtures, window coverings, built-in Mitsubishi split system heat pump, Kenmore fridge, Kenmore stove, Kenmore built-in dishwasher, RCV microwave, Frigidaire deep freezer, GE washer & dryer, Well McLain boiler with Model ETX-60 Pressurized expansion tank & garden shed

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



210 Gowan Ave Toronto Ontario M4J 2K6		Sold: \$975,000 List: \$995,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$5,086/2024	For: Sale	% Dif: 98
Sold Date: 07/16/2025		
SPIS: N	Last Status: SLD	DOM: 50
Detached	Fronting On: N	Rms: 6 + 4
Link: N	Acreage:	Bedrooms: 2 + 2
1 1/2 Storey	25 x 150 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x4xMain
	Dir/Cross St: Pape Ave. & Cosburn Ave.	Directions: Pape Ave. & Cosburn Ave.

MLS#: E12176003

PIN#: 104060146

Legal: PLAN M39 PT LOT 178

Kitchens: 1 + 1	Exterior: Wood	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking, Right Of Way	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: Wall Unit	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Family Room, Hospital, Level, Park, Public Transit, School	Waterfront:
Lot Size Source: GeoWarehouse	Interior Feat: Accessory Apartment, In-Law Capability, In-Law Suite	Retirement:
Roof: Asphalt Shingle		HST Applicable to: Not Subject to HST
Foundation: Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Main		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 9.42	Hardwood Floor	Pot Lights	Picture Window
2	Dining	Main	11.09	x 9.58	Picture Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	10.83	x 9.42	Open Concept	Renovated	Stainless Steel Appl
4	2nd Br	Main	10.17	x 9.42	Hardwood Floor	Picture Window	Double Closet
5	Bathroom	Main	6.07	x 5.68	4 Pc Bath	Updated	Soaker
6	Prim Bdrm	2nd	16.34	x 14.17	Hardwood Floor	Picture Window	Double Closet
7	Rec	Bsmt	16.24	x 9.32	Laminate	Above Grade Window	Combined W/Kitchen
8	Kitchen	Bsmt	11.32	x 8.43	Above Grade Window	B/I Appliances	Laminate
9	3rd Br	Bsmt	12.01	x 8.43	Laminate	Above Grade Window	
10	4th Br	Bsmt	11.84	x 8.79	Above Grade Window	Laminate	
11	Utility	Bsmt	8.92	x 5.35	Combined W/Laundry	Ceramic Floor	Window
12	Bathroom	Bsmt	8.76	x 4.92	4 Pc Bath	Updated	Soaker

Client Remarks: Welcome to 210 Gowan Avenue an updated detached home for sale in East York with income potential and redevelopment opportunities, located in the heart of Pape Village, one of Toronto's most walkable and family-friendly neighbourhoods. Set on a rare 25 x 150 lot, this property offers multiple possibilities: renovate and personalize, add a home extension, or build a new custom home from the ground up. A newly built home sits directly next door, and infill developments are common in this high-demand area. The existing home features a 2-bedroom main and upper suite, plus a separate 2-bedroom basement apartment with a private entrance, kitchen, and laundry ideal for rental income, multi-generational living, or Airbnb investment. The main level includes an open-concept living and dining area, an updated kitchen with stainless steel appliances, hardwood floors, and a main-floor bedroom with ensuite laundry. Upstairs, the primary bedroom retreat offers vaulted ceilings, a picture window, pot lights, and generous closet space. The basement unit is currently leased for \$2,000/month. Exterior highlights include a front yard parking pad, deep backyard, and a detached garage currently used for storage with potential for a home office, gym, or studio conversion. Enjoy the best of urban living in Toronto's East End, steps to Pape Village shops, restaurants, schools, and within walking distance to Pape subway station plus easy access to the future Ontario Line.

Inclusions: Samsung stainless-steel fridge/freezer, Whirlpool dishwasher, LG stainless-steel gas stove, stainless-steel exhaust fan, Hot Point fridge/freezer (lower level), Frigidaire gas stove (lower level), Hot Point washer & dryer (lower level), Maytag washer & Amana dryer (main), Weil-McLain natural gas boiler, Daikin ductless air conditioner (2nd floor), all existing electric light fixtures, and all existing window coverings.

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



43 Eaton Ave Toronto Ontario M4J 2Z4 Toronto E03 Danforth Toronto Taxes: \$6,537.93/2025 Sold Date: 09/12/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,018,000 List: \$998,000
Detached	Fronting On: E	Rms: 7	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 123.5 Feet	Washrooms: 2	
	Irrg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Pape Ave. and Danforth Ave. Directions: Pape Ave. and Danforth Ave.			

MLS#: E12354004

PIN#: 104040428

Legal: LT 117 PL 1457 TORONTO (MIDWAY); TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Walk-Out / Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price:
Lot Shape: Rectangular	Exterior Feat: Porch	Farm/Agr:
Lot Size Source: GeoWarehouse	Interior Feat: Water Heater Owned	Oth Struct:
Roof: Shingles		Survey Type:
Foundation: Concrete		Spec Desig:
Assessment: POTL:		None
POTL Mo Fee:		Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.01	x 11.58	Broadloom	O/Looks Frontyard	
2	Dining	Ground	11.58	x 8.6	Broadloom		
3	Kitchen	Ground	15.32	x 13.25	Eat-In Kitchen	Walk-Out	
4	Prim Bdrm	2nd	15.58	x 12.01	Broadloom	Double Closet	O/Looks Frontyard
5	2nd Br	2nd	16.4	x 7.84	Broadloom	Double Closet	O/Looks Backyard
6	3rd Br	2nd	16.4	x 7.41	Broadloom	Closet	O/Looks Backyard
7	Rec	Bsmt	14.01	x 13.85			

Client Remarks: Investors and laneway home enthusiasts, this one is special. Sitting on a deep 20 x 123 ft lot just steps to Pape and Danforth, this detached home offers rare rear laneway access, a 2-car garage, and eligibility for a laneway house under Toronto's Changing Lanes program (see attached report). The garage is accessible not just by the laneway but also from Gertrude Pl., making it bright, safe, and highly functional. This 3 bedroom, 2 bathroom home is being sold in "as is, where is" condition, and is an excellent opportunity for a rebuild or renovation. Located on a picturesque treelined street, in a vibrant, walkable neighbourhood with everything at your fingertips - from shops and restaurants along the Danforth, to Pape Station just minutes away, Langford Parkette around the corner and Withrow Park only a 10 minute walk. Families will appreciate the sought-after school catchment: Wilkinson Jr. P.S. and Riverdale Collegiate Institute. This is a rare lot in an unbeatable location with the kind of rear yard potential that's increasingly hard to find in the city.

Inclusions: Existing Appliances: Two fridges, Dishwasher, Hood Fan, Gas Stove, Washer and Dryer, Basement Stove, Basement Dishwasher. Existing Window Coverings. Existing Electrical Light Fixtures. Furnace (2021). Air Conditioner (2021). Hot Water Tank (2021). Built in desk and shelving unit in 3rd bedroom.

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



756 Coxwell Ave Toronto Ontario M4C 3C4			Sold: \$1,160,000 List: \$999,000
Toronto E03 Danforth Toronto			
Taxes: \$6,138.27/2024	For: Sale		% Dif: 116
Sold Date: 07/22/2025			
SPIS: N	Last Status: SLD	DOM: 13	
Detached	Fronting On: W	Rms: 10 + 6	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30 x 108 Feet	Washrooms: 3	
	Irreg:	1x4xBsmt, 1x3xMain, 1x4x2nd	
Dir/Cross St: Danforth And Coxwell Directions: west side of coxwell			

MLS#: E12272560

PIN#: 104210128

Legal: LT 362 PL 557E TORONTO; PT LT 361 PL 557E TORONTO; PT LT 363 PL 557E TORONTO AS IN CT867812; T/W CT867812 & S/T CT867812; TORONTO, CITY OF TORONTO.

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: None	Park/Drive: Mutual	Hydro: Y
Fireplace/Stv: N	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 3	Phone:
A/C: None	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat: Interior Feat: Other	Waterfront:
Roof: Asphalt Shingle		Retirement:
Foundation: Concrete Block		HST Applicable to Sale Price: Included In
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.58	x 9.5	Hardwood Floor		
2	Dining	Main	14.76	x 12.7	Hardwood Floor		
3	Prim Bdrm	Main	12.86	x 14.57	Hardwood Floor	Window	
4	Living	Main	16.73	x 12.76	Hardwood Floor		
5	Kitchen	Main	10.2	x 8.76			
6	Living	2nd	9.09	x 13.68	Hardwood Floor	W/O To Balcony	Window
7	Kitchen	2nd	12.01	x 10.83	Hardwood Floor	Eat-In Kitchen	Pantry
8	Prim Bdrm	2nd	14.37	x 10.66	Hardwood Floor	Closet	Window
9	3rd Br	2nd	11.84	x 10.89	Hardwood Floor	Closet	Window
10	2nd Br	2nd	13.78	x 10.66	Hardwood Floor	Closet	Window
11	Kitchen	Lower	10.1	x 6.99			
12	Living	Lower	11.29	x 13.88	Window		
13	Br	Lower	11.61	x 6.56	Window	Closet	
14	Workshop	Lower	14.24	x 13.12			
15	Laundry	Lower	10.07	x 11.12			
16	Other	Lower	8.01	x 11.61			

Client Remarks: Come discover this large detached home full of character, with quality crafted natural wood trim throughout, and stain glass windows. Whether you're looking to live in one unit and rent the others, share ownership with family or friends, take advantage of an investment opportunity or convert to your dream single family estate home, this is the home you have been waiting for. The welcoming front porch is perfect for enjoying time outside. Step inside to large principle rooms and bedrooms giving you the space you have been looking for. The separated rooms, and pocket doors give you privacy and character. This home breathes character, and offers real opportunity. From the solid hardwood floors, to the thoughtfully designed layout, and the entrance offering a beautiful foyer that immediately separates the main floor unit from the upper level. The front living room is grand with its large windows and decorative brick fireplace incorporating a beautiful wood mantel. The main floor apartment could be used as a very large one bedroom with a formal dining room, or converted to a 2 bedroom apartment. The second floor offers a 3 bedroom apartment, sun filled living room, beautiful old-world electric fireplace, and a walkout onto a deck with pretty treelined views. The basement offers an in law suite large workshop, and ample storage. Detached brick garage with additional carport/ entertainment area. Close to the subway, steps to the Danforth with all the conveniences and amenities one could ask for.

Inclusions: 3 fridges, 3 stoves, 1 dishwasher, 2 window mounted AC units on the main floor, All electric light fixtures and fans. 200 AMP service, 2 hydrometers

Listing Contracted With: REAL ESTATE HOMEWARD 416-469-2090



261 Glebemount Ave Toronto Ontario M4C 3T7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,520.62/2024 For: Sale % Dif: 96 Sold Date: 08/08/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$960,000 List: \$999,800
Detached Link: N 2-Storey Fronting On: E Acreage: 25 x 120 Feet Irreg: Dir/Cross St: Woodbine/Mortimer Directions: Woodbine/Mortimer	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x2xUpper, 1x3xBsmt		

MLS#: E12315451

PIN#: 104250291

Legal: LT 239 PL 1587 TWP OF YORK T/W & S/T CA402969; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Stone Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Available Unknown
---	--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.35	x 19.52	Combined W/Dining	Hardwood Floor	Pot Lights
2	Dining	Main	13.35	x 19.52	Combined W/Living	Vaulted Ceiling	Large Window
3	Kitchen	Main	9.84	x 12.3	Quartz Counter	Eat-In Kitchen	
4	Prim Bdrm	Main	10.07	x 11.61	Hardwood Floor		
5	2nd Br	2nd	10.4	x 9.25	Hardwood Floor	Mirrored Closet	
6	3rd Br	2nd	10.6	x 9.02	Hardwood Floor	Mirrored Closet	
7	Office	Lower	14.63	x 12.01	Combined W/Laundry	Vinyl Floor	Pot Lights
8	Family	Lower	9.28	x 9.65	Laminate	Pot Lights	
9	Br	Lower	10.53	x 7.97	Laminate	Pot Lights	

Client Remarks: YOUR SEARCH ENDS HERE! Introducing 261 Glebemount Avenue! This one-of-a-kind, bright, open, airy home has been loved by the same family for just shy of 30 years. From the moment you walk through the front door you are greeted by stunning high vaulted ceilings and an open concept living & dining room. When you step outside to the backyard, due to the oversized 120 ft lot, you will be very impressed to see a patio with gas bbq hook up and green space (watered by a 2-step timer irrigation system), still allowing room for an 8 by 10 shed with an oversized heated 2 car garage with a powered workshop and custom-built surround sound for family entertainment. Just a short walk from all amenities; the Danforth, Restaurants, top rated Schools, Hospital, Parks, and the subway, you cannot find a better location. The RARELY offered main floor Primary Bedroom offers a complete retreat in the home once the kids go to bed upstairs to their fairytale vaulted ceiling rooms we all wished for as children. The Jack and Jill bathroom upstairs is ideal for the kids to share with complete privacy from the rest of the home. The basement boasts extra living space, an extra bedroom, tons of storage, another full bathroom and hook ups for a kitchen ideal for an in-law suite or basement apartment. You will not be disappointed in any aspect of this home. The love of the current homeowners shows throughout the entire property. This is truly the HONEY STOP THE CAR! Property, where you can own a fully DETACHED home in East York with 4 car parking for less than what most semi-detached properties go for in the area. Please ensure to see Property Feature Sheet to view this home's included value adds! Do not miss out on this one! OFFERS ANYTIME AND PRICED TO SELL!!

Inclusions: Existing Fridge, Stove, D/W, Washer, Dryer, Stand up Freezer, 2 GDO's, Irrigation system w/ 2 step timer (Front and Back), Gas hook up for BBQ, Telecom from garage to inside home, built in Surround sound in garage, Furnace in garage, Rear work bench and shelving in garage if desired by buyer.

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



7 Crestland Ave Toronto Ontario M4C 3K9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,090/2025 For: Sale % Dif: 114 Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,140,000 List: \$999,900
Detached	Fronting On: E	Rms: 5 + 3	
Link: N	Acreage:	Bedrooms: 2 + 1	
Bungalow	30 x 105 Feet	Washrooms: 2	1x3xLower, 1x4xMain
	Irrig:		
	Dir/Cross St: Coxwell & Mortimer	Directions:	Coxwell & Mortimer

MLS#: E12405918

PIN#: 104180198

Legal: Pt Lt 175 Plan 2984 East York; Pt Lt 176 Pl 2984*

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Water / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Waterfront: None
Roof: Asphalt Shingle	Interior Feat: None	Retirement:
Foundation: Not Applicable		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 10.99	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	11.48	x 10.89	Hardwood Floor	Crown Moulding	Wainscoting
3	Kitchen	Main	10.96	x 8.5	Vinyl Floor	Stainless Steel Appl	Quartz Counter
4	Bathroom	Main	5.87	x 6.56	Tile Floor	4 Pc Bath	Window
5	Prim Bdrm	Main	10.47	x 14.04	Hardwood Floor	Closet	O/Looks Backyard
6	2nd Br	Main	11.55	x 8.66	Hardwood Floor	Closet	O/Looks Backyard
7	Rec	Lower	18.67	x 12.93	Broadloom	B/I Closet	Fireplace
8	3rd Br	Lower	11.42	x 7.05	Broadloom	Pot Lights	Window
9	Bathroom	Lower	4.72	x 7.97	Tile Floor	3 Pc Bath	Window

Client Remks: Welcome To East York! This Quintessential Starter Home Is A True Box-Checker, Methodically Upgraded & Meticulously Cared For Throughout! Wonderful Floor Plan With Functional & Defined Living & Dining Rooms, Curated With Traditional Crown Moulding, Wainscoting, & Ornamental Fireplace. Newly-Renovated Kitchen With Quartz Counters, Custom Backsplash, & Stainless Steel Appliances, Plus Newly-Renovated Bathroom With Custom Floor Tile, Upgraded Walnut Vanity, & New Shower/Tub Insert. Spacious Primary & Second Bedrooms, Both Overlooking The Gorgeous Backyard Patio, Lawn, & Garden! Basement Offers A Fantastic Rec-Room For Your Entertaining Pleasure, With High-Quality, Built-In Cabinets, Pot Lights, & Fireplace, Plus A Third Bedroom And Second Bathroom! Private Driveway, Detached Garage, & This Backyard Needs Mentioning Again! Considerable Care & Effort Has Gone Into This Home, & Pride Of Ownership Breams Throughout. Just Unpack & Enjoy! Impeccable Carson Dunlop Home Inspection Available.

Inclusions: Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, All Window Coverings & Hardware, All Electric Light Fixtures

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. 416-642-2660



**770 Sammon Ave
Toronto Ontario M4C 2E5**
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,531/2024 **For:** Sale **% Dif:** 98
Sold Date: 07/08/2025 **Last Status:** SLD **DOM:** 27
SPIS: N **Fronting On:** N **Rms:** 7
Link: N **Acreage:** <.50 **Bedrooms:** 2 + 1
 2-Storey 20 x 103 Feet **Washrooms:** 1
Irreg: 1x3x2nd
Dir/Cross St: Coxwell/Danforth
Directions: South of Mortimer Avenue. West of Woodbine Avenue.

MLS#: E12214279

PIN#: 104240103

Legal: PCL 69-3 SEC M437; PT LT 69 N/S SAMMON AV PL M437 TWP OF YORK BEING THE WLY 20 FT FROM FRONT TO REAR OF THE ELY 33 FT 9 INCHES; T/W A ROW FOR THE OWNERS AND OCCUPIERS OF THE SAID LANDS FOR ALL PURPOSES OVER THE SLY 55 FT OF THE WLY 3 FT 3 INCHES OF THE LANDS IMMEDIATELY TO THE E THEREOF, AS IN 160366; S/T TO A SIMILAR ROW FOR THE OWNERS AND OCCUPIERS OF THE LANDS IMMEDIATELY TO THE E HEREOF OVER THE SLY 55 FT OF THE ELY 3 FT 3 INCHES OF THE HEREIN DESCRIBED LAND, AS IN 160366.; TORONTO, CITY OF

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Partially Finished / Walk-Out	Park/Drive: None	Hydro: A
Fireplace/Stv: N	Drive: None	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone: A
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1921	Prop Feat: Family Room, Golf, Hospital, Park, Place Of Worship, Public Transit, Rec Centre	Waterfront:
Yr Built Source: Other	Exterior Feat: Deck, Landscaped, Privacy, Porch	Retirement: N
Apx Sqft: 1100-1500	Interior Feat: Workbench	HST Applicable to: Not Subject to HST
Lot Shape: Rectangular	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Shingles		Oth Struct:
Foundation: Concrete		Additional Garage(s), Fence - Partial
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.68	x 10.2	Above Grade Window	Wood Trim	Hardwood Floor
2	Dining	Main	13.91	x 10.4	Pot Lights	Above Grade Window	Wood Trim
3	Kitchen	Main	9.45	x 14.86	W/O To Deck	Marble Sink	Pot Lights
4	Prim Bdrm	2nd	14.4	x 11.06	Hardwood Floor	Pot Lights	Above Grade Window
5	2nd Br	2nd	9.48	x 14.86	Above Grade Window	Pot Lights	Murphy Bed
6	Bathroom	2nd	8.92	x 7.25	3 Pc Bath	Porcelain Floor	Pot Lights
7	Loft	3rd	10.01	x 25.36	Hardwood Floor	Above Grade Window	Staircase
8	Laundry	Lower	13.91	x 13.65	W/O To Garden		
9	Other	Lower	9.09	x 15.06	Window		
10	Office	Lower	13.91	x 10.66	Window		

Client Remarks: Welcome to 770 Sammon Avenue, where timeless character meets modern design in one of Toronto's most charming and connected neighbourhoods. A warm and thoughtfully updated interior, a remarkable chef's kitchen, and a private backyard are just a few of the many features that make this home a true urban sanctuary. The kitchen stands as the heart of the home, fully renovated with a gas range, custom cabinetry, Caesarstone countertops, a marble sink, unlacquered brass faucet, and a sleek porcelain tile backsplash beautifully designed to impress while remaining highly functional. Upstairs, the primary bedroom features hardwood floors, built-in storage, pot lights, and upgraded windows, creating a serene and thoughtfully designed space. The second bedroom offers versatility with a built-in Murphy bed, shiplap ceiling, and an abundance of natural light. The bathroom offers a spa-inspired escape, porcelain tile flooring, pot lighting, and a spacious walk-in shower. The third-floor loft-style space is ideal for a children's playroom or extra storage, while the basement offers flexible space for a home office or workshop. With a separate walkout entrance, it also provides the potential for future redesign or finishing to suit your needs. The private backyard offers the perfect space to host guests or unwind in your own outdoor retreat. Located in a vibrant, family-friendly pocket of East York, amongst public transit, parks, schools, shops, and restaurants, this home offers the ideal blend of design and convenience.

Inclusions: All electronic light fixtures (see exclusion), all window coverings, stainless steel range/oven, stainless steel refrigerator, stainless steel dishwasher.

Listing Contracted With: UMBER REALTY INC. 888-299-3811



409 Mortimer Ave Toronto Ontario M4J 2E8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,162.56/2025 Sold Date: 07/11/2025 SPIS: N			Sold: \$952,200 List: \$999,999 For: Sale % Dif: 95 Last Status: SLD DOM: 50
Detached	Fronting On: S	Rms: 5 + 3	
Link: N	Acreage:	Bedrooms: 2 + 2	
Bungalow	24.79 x 80.54 Feet	Washrooms: 3	1x3xMain, 1x2xMain, 1x3xBsmt
Irreg:			Dir/Cross St: Mortimer/ Greenwood Directions: Mortimer East of Greenwood

MLS#: E12166800

PIN#: 104130333

Legal: PT LT 37 PL 2037 TWP OF YORK AS IN CA639087; S/T & T/W CA639087; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: None	Hydro:
Fireplace/Stv: N	Drive: None	Gas:
Heat: Radiant / Oil	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 700-1100	Prop Feat: Hospital, Park, Public Transit	Waterfront:
Roof: Asphalt Shingle	Interior Feat: None	Retirement:
Foundation: Unknown		Under Contract: Hot Water Heater
Assessment: POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Laundry lev: Main		Farm/Agr:
		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.68	x 11.32	
2	Dining	Main	7.35	x 7.09	
3	Kitchen	Main	11.58	x 6.99	
4	Br	Main	11.25	x 8.5	
5	Br	Main	10.17	x 9.91	
6	Br	Lower	10.24	x 9.74	
7	Br	Lower	10.17	x 8.66	
8	Br	Lower	10.83	x 9.25	
9	Rec	Lower	14.93	x 16.67	

Client Remks: Renovated bungalow in sought after East York. Nothing to do but move in and enjoy! Perfect home for a first-time Buyer. Welcoming home with newer laminate floors, pot lights, renovated kitchen with granite counter and white cabinetry. Two bedrooms on the main level with sunny south facing windows. The finished lower level offers a separate entrance, 2 bedrooms, a recreation room, a fully renovated 3piece bath and rough-in for laundry. Cute fully fenced backyard perfect for BBQs and get togethers with friends and family. At the rear of the property is a detached garage. Steps to Dieppe Park, TTC at your doorstep, close to schools, Michael Garron Hospital. Newer Roof and Windows.

Inclusions: Stainless steel Fridge, Stove, White Rangehood & Dishwasher, Combined Washer/Dryer, All electrical light fixtures. Newer Roof (2020)

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES PHINNEY REAL ESTATE 905-466-8888



27 Frater Ave Toronto Ontario M4C 2H3 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,243/2024 Sold Date: 09/12/2025 SPIS: N	
Detached Fronting On: S Link: N Acreage: Bungalow 32 x 103 Feet Bedrooms: 2 Irrig: 1x4xGround Dir/Cross St: Coxwell & Sammon Directions: Coxwell & Sammon	

MLS#: E12286413

PIN#: 104190272

Legal: PT LT 55 PL 2956 EAST YORK AS IN TB221807 S/T TB221807; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: None	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Family Room	HST Applicable to: Included In
Lot Size Source: MPAC	Interior Feat: Carpet Free	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	13.12	x 11.48	Eat-In Kitchen
2	Living	Ground	13.78	x 12.47	Laminate
3	Dining	Ground	9.84	x 9.19	Laminate
4	Br	Ground	10.5	x 9.84	Laminate
5	Br	Ground	9.84	x 9.19	Laminate
					Closet
					Closet

Client Remks: 32' Lot In Prime East York Location. Private Drive With Garage. Plenty Of New Builds Nearby. 2 Bed Brick Bungalow In Well Maintained Condition. Separate Entrance To Bsmt. Private Backyard, Perfect For A New Custom Home To Be Built. Location Offers Access To Vibrant & Family Friendly Neighbourhood Of Beaches & Danforth. Steps Away From Parks, Schools, Transit, Shops & Restaurants, Dvp & Downtown.

Inclusions: Fridge, Stove, Washer, Dryer.

Listing Contracted With: RE/MAX WEST REALTY INC. 416-760-0600



284 Wolverleigh Blvd Toronto Ontario M4C 1S4 Toronto E03 Danforth Toronto Taxes: \$6,349.40/2025 Sold Date: 10/24/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$1,100,000 List: \$1,039,000
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	25.5 x 122 Feet	Washrooms: 3	
Dir/Cross St: Coxwell and Danforth Directions: Coxwell and Danforth			1x2xMain, 1x4x2nd, 1x3xLower

MLS#: E12453369

PIN#: 104220121

Legal: PT LT 96 PL 571E TORONTO AS IN CT105057, T/W & S/T CT105057, TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive: Mutual	Water:
Heat: Water / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Under Contract: Hot Water Tank-Gas
Lot Size Source: GeoWarehouse	Interior Feat: None	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Lower		Spec Desig:
Available Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 11.15	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	14.34	x 9.78	Hardwood Floor	Formal Rm	Large Window
3	Kitchen	Main	10.17	x 9.19	Tile Floor		
4	Breakfast	Main	9.84	x 12.47	Tile Floor	Eat-In Kitchen	W/O To Yard
5	Prim Bdrm	2nd	17.29	x 9.02	Hardwood Floor	Closet	Window
6	2nd Br	2nd	12.8	x 9.42	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.02	x 7.68	Hardwood Floor	Window	
8	4th Br	2nd	14.11	x 9.02	Hardwood Floor	Closet	Window
9	Rec	Lower	18.5	x 8.2	Broadloom		
10	Kitchen	Lower	13.94	x 9.12	Eat-In Kitchen	Family Size Kitchen	

Client Remks: Hidden Detached Gem Having Nearly 1500 Square Feet Above Grade. Nestled In a Coveted Community Enclave, On a Mature Tree-Lined Street, Abounding In Original Charm and Character, This Property Offers a Rare Opportunity For Those With a Vision. As You Restore Its Classic Features Or Reimagine It To Your Taste, This Home Offers The Perfect Canvas To Create Polished Attributes, Modern Or Traditional, For The Most Discerning Buyer -A Rare Opportunity To Craft a Truly Special Family Residence. Side Separate Entrance To Lower Level. An Opportunity To Own A Piece Of The City With Endless Potential. Superb Location Having Parks, Schools, Trendy Shops, Restaurants & Transit In Close Proximity.

Inclusions: Existing Appliances: Main Floor- White: Fridge + Stove. Lower Level Appliances: White: Fridge, Freezer, Washer + Dryer; Stainless Steel Electric Stove; All Existing: Electrical Light Fixtures, Window Coverings + Rods. Wood Burning Fireplace. Home Is Sold In 'As Is, Where Is' Condition. No Chattel Representation or Warranty of Any kind.

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY905-731-2000



1080 Greenwood Ave Toronto Ontario M4J 4E4			Sold: \$1,030,000
Toronto E03 East York Toronto			List: \$1,049,000
Taxes: \$4,763.82/2024			For: Sale
Sold Date: 08/23/2025			% Dif: 98
SPIS: N	Last Status: SLD	DOM: 31	
Detached	Fronting On: W	Rms: 5 + 1	
Link: N	Acreage:	Bedrooms: 2	
Bungalow	37.89 x 132.25 Feet	Washrooms: 2	
	Irrig:	1x4xMain, 1x3xLower	
	37.86ft x 132.25ft x		
	33.35ft x148.84ft		
Dir/Cross St: Greenwood ave and Cosburn Ave			
Directions: South of Cosburn Ave. on Greenwood or north of Mortimer on Greenwood			

MLS#: E12303003

PIN#: 104090113

Fractional Ownership: N

Legal: Lot 4 Plan 3219 East York Toronto PIN NO: 10409-0113 subject to an easement registered as Instrument Number EY116783 and Instrument Number CA640969

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV: Y
Basement: Partially Finished / Separate	Park/Drive:	Hydro: Y
Entrance	Drive:	Gas: Y
Fireplace/Stv: N	Drive Park Spcs: 3	Phone: A
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Fenced Yard	Waterfront:
Year Built: 1947	Interior Feat: Primary Bedroom - Main	Retirement:
Apx Sqft: 700-1100	Floor, Water Heater Owned	Under Contract: None
Lot Size Source: GeoWarehouse		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL: N		Oth Struct:
POTL Mo Fee:		Survey Year: 2022
Laundry lev:		Survey Type: Available
		Spec Desig: Unknown

Topography: Flat

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>
1	Living	Main	16.01	x 10.01	
2	Dining	Main	7.91	x 10.01	
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 in the quite neighbourhood of Greenwood Ave set back from the street: Move-in ready 2BR, 2 Bath, solid brick bungalow w/ APPROVED expansion plans for a 2400 sq/ft two storey home! Immediate comfort + unlimited potential in desirable East York. East-facing windows, , newer updates throughout. Updated windows. Stainless steel appliances, granite counter tops, 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, large secluded size back yard, flex basement room, Moving in now, and build later! Home Inspection available.

Inclusions: Stainless steel fridge, stove, dishwasher, microwave. Washer and Dryer

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



882 Coxwell Ave Toronto Ontario M4C 3G2			Sold: \$977,500
Toronto E03 Danforth Village-East York Toronto			List: \$1,049,990
Taxes: \$4,682.89/2025	For: Sale	% Dif: 93	
Sold Date: 07/18/2025			
SPIS: N	Last Status: SLD	DOM: 28	
Detached	Fronting On: W	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
Bungalow	34.04 x 105.16 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x3xBsmt	
Dir/Cross St: Coxwell & Mortimer Directions: North of Mortimer			

MLS#: E12237036

PIN#: 104170108

Legal: PT LT 13 PL 3061 EAST YORK; PT LT 14 PL 3061 EAST YORK AS IN EY143617; T/W & S/T EY143617; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	A Hydro:
Fireplace/Stv: Y	Drive: Private Double	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 3	Y Phone:
A/C: Window Unit	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door	Retirement:
Foundation: Unknown	Remote, In-Law Capability, Primary	HST Applicable to Included In
Assessment: POTL:	Bedroom - Main Floor, Storage	Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	8.2	x 16.4	Eat-In Kitchen	Window
2	Living	Main	14.44	x 13.78	Hardwood Floor	Window
3	Dining	Main	11.81	x 10.5	Hardwood Floor	Window
4	Prim Bdrm	Main	10.83	x 10.5	Hardwood Floor	Window
5	2nd Br	Main	8.86	x 11.15	Hardwood Floor	Window
6	3rd Br	2nd	17.39	x 12.8	Hardwood Floor	Window
7	Rec	Bsmt	20.01	x 13.12	Parquet Floor	Dry Bar

Client Remarks: Once upon a time, in the vibrant and storied Olde East York, stood a bungalow full of heart, hustle, and history. Not tucked away in a sleepy hollow, but right in the thick of it where life moves with rhythm and purpose, and everything a family could wish for is just a stones throw away. This charming 3-bedroom home at 882 Coxwell Ave sits proud in the epicentre of it all, steps from coveted Diefenbaker, RH McGregor, Cosburn Middle School, and East York C.I. a legendary lineup of top-rated schools where young minds could grow into bold thinkers and dreamers. Here, adventure was never far. Dieppe Park offered four seasons of magic, from skating rinks to soccer games, while Taylor Creek whispered secrets through the trees and seemingly unlimited trails. And just beyond the garden gate, like watchful guardians of the land, stood Michael Garron Hospital and the East York Civic Centre noble institutions that brought care and order to the community. The Danforth buzzed just down the road, filled with bakeries, bookstores, and bites from every corner of the world. Just a block to the north, the lively Coxwell strip is lined with local beloved restaurants, quaint shops, the kingdoms trusted potion masters at the LCBO, and even a Starbucks for your daily dose of magic beans. And when it came time to head downtown, whether by car or public transit, the journey was quick and easy. Lovingly maintained meticulously by the same family for just shy of 60 years, this house is a home with soul and solid bones. Whether you choose to continue the story as she is, update its interiors to suit your modern vision, or even rebuild entirely to create your dream home, the possibilities are as wide as your imagination. Be a part of a fairytale community, as 882 Coxwell embodies the epitome of what it means to be a true East Yorker. It truly is a blank page for you to write your next chapter and live happily ever after. The end.

Inclusions: Fridge, Stove, Fan Exhaust, Washer, Dryer, All Existing Light Fixtures, Roller Shades, Existing Furniture (Should the buyer wish to keep)exclusions

Listing Contracted With: REAL BROKER ONTARIO LTD.888-311-1172



112 Donlands Ave Toronto Ontario M4J 3P4 Toronto E03 Danforth Toronto Taxes: \$4,562/2025 Sold Date: 11/04/2025 SPIS: Y			Sold: \$1,045,000 List: \$1,075,000
Detached	Fronting On: W	For: Sale	% Dif: 97
Link: N 2-Storey	Acreage: 18.5 x 120 Feet Irreg:	Rms: 11 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: DANFORTH/DONLANDS Directions: STREET			

MLS#: E12447160

PIN#: 105350651

Assignment: N

Fractional Ownership: N

Legal: PT LT 157 PL 417E TORONTO AS IN CT251545; T/W & S/T CA533200; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Y
Basement: Apartment / Separate Entrance	Park/Drive: None	Hydro: Y
Fireplace/Stv: N	Drive: None	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone: Y
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1917	Prop Feat:	Waterfront:
Yr Built Source: MPAC	Interior Feat: Accessory Apartment, Water Heater	Retirement: N
Apx Sqft: 1100-1500		HST Applicable to Sale Price: Included In
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Gazebo
Foundation: Concrete		Survey Year: 1992
Assessment: 2025 POTL:	N	Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	20.67	x 5.15	Ceramic Floor	Closet
2	Living	Main	11.38	x 9.48	Parquet Floor	Large Window
3	Dining	Main	13.45	x 9.48	Parquet Floor	Open Concept
4	Kitchen	Main	11.06	x 11.29	Tile Floor	Eat-In Kitchen
5	Breakfast	Main	11.38	x 11.29	Ceramic Floor	W/O To Yard
6	Powder Rm	Main	7.02	x 3.35		
7	Prim Bdrm	2nd	10.47	x 12.11	Parquet Floor	Closet 4 Pc Ensuite
8	2nd Br	2nd	11.71	x 9.09	Parquet Floor	Closet Window
9	3rd Br	2nd	12.89	x 15.12	Parquet Floor	Bay Window Closet
10	Living	Bsmt	20.64	x 14.3	Open Concept	Combined W/Kitchen
11	Kitchen	Bsmt	4.82	x 9.42	Above Grade Window	
12	Br	Bsmt	13.71	x 6.36	Closet	Above Grade Window
13	Laundry	Bsmt	11.02	x 8.07		
14	Utility	Bsmt	7.05	x 9.15		

Client Remarks: Welcome to 112 Donlands Avenue a rare fully detached home in the heart of the Danforth offering exceptional space, flexibility, and long-term potential. While most homes on this stretch are semis, this one stands out with significant upgrades: a full basement dig-out with walkout, rear and third-storey additions all built with building permits. Zoned as a legal duplex, the lower level includes a separate entrance apartment with a full kitchen, bedroom, bathroom, laundry, and a private walkout to the front ideal for rental income, multigenerational living, or an in-law suite. The main floor features a bright living and dining area, tiled foyer, and powder room. Upstairs are three generously sized bedrooms including a rare primary retreat with ensuite a feature almost never found in the area. The third floor has been extended to accommodate a large private bedroom and ensuite bath, offering enhanced privacy and functional space rarely seen in neighbouring homes. The deep backyard with mature trees and a charming gazebo is ready to become a quiet urban oasis. Buyers may also explore the potential to add a front parking pad many neighbours have successfully completed this process through the City of Toronto, offering long-term convenience. All this just steps from Donlands subway, parks, schools, and some of the best cafes on the Danforth. Whether you're looking to live in, rent out, or renovate further, this unique detached home delivers the space, location, and upside that's increasingly hard to find.

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Washer & Dryer (2023), all electric light fixtures, existing window coverings, backyard gazebo, air conditioner with transferable warranty. Note

Listing Contracted With: IRISE416-203-2715



11 Lankin Blvd Toronto Ontario M4J 4W7			Sold: \$1,249,000
Toronto E03 Danforth Village-East York Toronto			List: \$1,089,000
Taxes: \$5,722/2024	For: Sale		% Dif: 115
Sold Date: 07/13/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Detached	Fronting On: E	Rms: 9	
Link: N	Acreage:	Bedrooms: 3 + 1	
1 1/2 Storey	29.42 x 104 Feet	Washrooms: 3	
	Irrig:	1x4xMain, 1x2xLower, 1x1xLower	
Dir/Cross St: Coxwell and Memorial Park			Directions: Coxwell and Memorial Park

MLS#: E12273536

PIN#: 104170096

Legal: PT LT 19 PL 3051 EAST YORK AS IN CA221285; T/W & S/T CA221285; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive:	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 3	Phone:
A/C: Wall Unit	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1944	Prop Feat: Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: In-Law Suite, Primary	Retirement:
Apx Sqft: 1100-1500	Bedroom - Main Floor, Sauna	HST Applicable to Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2024 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 13.45	Brick Fireplace	Hardwood Floor	Large Window
2	Dining	Main	10.66	x 9.45	Hardwood Floor	Large Window	
3	Kitchen	Main	8.99	x 13.39	Eat-In Kitchen		
4	Prim Bdrm	Main	17.26	x 23.49	B/I Closet	Hardwood Floor	California Shutters
5	2nd Br	2nd	9.84	x 11.55	Hardwood Floor		
6	3rd Br	2nd	9.81	x 11.61	Hardwood Floor		
7	Games	2nd	10.76	x 21			
8	Kitchen	Lower	11.78	x 10.5			
9	4th Br	Lower	19.95	x 10.79			

Client Remks: This updated, modern 1 1/2 story brick home is a perfect family home. It boasts a long private drive with a single car garage w/electricity. The living room has a wood burning fireplace/dining room has beautiful wood and glass build ins. Main washroom has a heated towel rack and jacuzzi tub. The private lower level has a second kitchen w/breakfast bar & dining nook. Fantastic cedar sauna with adjacent shower room. Lots of built in storage and a lovely TV room/4th bedroom. Walk to coveted schools, hospital, subway, community centre/park and much more. A wonderful family home in a friendly welcoming neighbourhood .

Inclusions: 2 fridges, 2 Stoves, dishwasher, microwave, Washer and Dryer, All electrical light fixtures, All window coverings and attachments. Deep Freezer (currently in the garage)

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181



239 Floyd Ave Toronto Ontario M4J 2J2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,399.27/2025 For: Sale % Dif: 96 Sold Date: 08/23/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,050,000 List: \$1,099,000
Detached	Fronting On: S	Rms: 7	
Link: N	Acreage:	Bedrooms: 2	
Bungalow	30.07 x 123.6 Feet	Washrooms: 2	1x4xMain, 1x3xBsmt
	Irreg:		
	Dir/Cross St: Pape/Cosburn	Directions: Pape to Floyd	

MLS#: E12353482

PIN#: 104060345

Legal: PCL 596-1 SEC M484; LT 597 S/S FLOYD AV PL M484 EAST YORK; PT LT 596 S/S FLOYD AV PL M484 EAST YORK; PT LT 598 S/S FLOYD AV PL M484 EAST YORK COMM AT A POINT IN THE NLY LIMIT OF LT 598, BEING THE SLY LIMIT OF FLOYD AVE

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Radiant / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove	HST Applicable to
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Primary	Sale Price:
Foundation: Block	Bedroom - Main Floor	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
None Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.12	x 12.73	
2	Living	Main	11.48	x 15.81	
3	Dining	Main	10.27	x 12.24	
4	Prim Bdrm	Main	10.3	x 13.06	
5	2nd Br	Main	9.38	x 11.25	
6	Rec	Bsmt	41.01	x 10.89	
7	Kitchen	Bsmt	7.68	x 12.07	

Client Remarks: Location Location Location!! Opportunity Knocks On This Classic 2 Bedroom Bungalow In The Heart Of East York On High Demand Floyd Ave! 30x123 Ft Lot W/Private Drive & Detached Garage! Nestled Amongst Many Custom Homes, This Is A Prime Opportunity For First Time Buyers, Savvy Investors Or Contractors/Builders Alike. Add Your Personal Touch, Renovate To Suit, Or Envision A Custom Build - The Options Are Endless! Charm & Character Filled With Original Features Including Wood Burning Fireplace, Wainscoting & Stained Glass Windows! Prime Location W/Convenient Access To TTC, DVP, Downtown, Parks, Schools, Shopping, Micheal Garron Hospital & Local Amenities Incl. Charming Boutique Shops, Cafes & Restaurants! A Golden Opportunity For The Most Discerning Buyer! See Floorplans Attached. Property, Chattels & Fixtures Being Sold In As-Is Condition.

Inclusions: Washer/Dryer, Stove. (A/C Not Functioning)

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



242 Springdale Blvd Toronto Ontario M4C 1Z9			Sold: \$1,505,000
Toronto E03 Danforth Village-East York Toronto			List: \$1,099,000
Taxes: \$6,424.82/2025	For: Sale	% Dif: 137	
Sold Date: 09/06/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Detached	Fronting On: N	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Coxwell / Danforth Directions: Coxwell to Springdale, North of Danforth.			

MLS#: E12374091

PIN#: 104190053

Legal: PLAN M394 LOT 353

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: Hydro
Basement: Finished	Park/Drive: Mutual	Gas: Phone
Fireplace/Stv: N	Drive: Mutual	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement: N
Apx Sqft: 1100-1500	Prop Feat: Hospital, Public Transit, Rec Centre, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Exterior Feat: Porch	Sale Price:
Foundation: Brick, Poured Concrete	Interior Feat: Carpet Free, Sump Pump	Farm/Agr:
Assessment:		Oth Struct:
POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.12	x 12.86	Hardwood Floor	Casement Windows	Open Concept
2	Dining	Ground	9.78	x 9.84	Hardwood Floor	Casement Windows	Open Concept
3	Kitchen	Ground	12.24	x 12.86	Breakfast Bar	Stainless Steel Appl	O/Looks Dining
4	Prim Bdrm	2nd	12.8	x 12.17	Double Closet	Hardwood Floor	Casement Windows
5	2nd Br	2nd	11.15	x 8.1	Hardwood Floor	Casement Windows	
6	3rd Br	2nd	8.76	x 13.91	W/W Closet	Hardwood Floor	
7	Rec	Bsmt	18.83	x 12.4	3 Pc Bath	Pot Lights	
8	Laundry	Bsmt	9.68	x 6.2	Pot Lights	Window	

Client Remarks: Welcome to 242 Springdale Blvd, a charming home that exceeds expectations. Conveniently located close enough to enjoy the Danforth by foot while maintaining the quaint neighborhood feel that this section of East York is renowned for. Being detached with 3 bedrooms whilst having multiple parking spots AND a garage is no easy feat in this area! Adding to this is the condition of the house and the manner in which it has been kept. Moving one's furniture in is all that is required. Located in the RH McGregor school district near an abundance of parks and a host of other amenities, while still being so close to the subway and main highways are but a few reasons that the lifestyle here is so highly regarded. Modernized throughout with hardwood floors, updated kitchen and bathrooms, recently installed furnace and air conditioning and an EV charger. This is a wonderful place to call home and presents an exceptional opportunity!

Inclusions: SS GE Refrigerator, SS Gas Range, Hood Fan, SS LG dishwasher, GE Washer & Dryer, back water valve & JuiceBox EV Charger.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850



21 Frankdale Ave Toronto Ontario M4J 3Z8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,075/2025 Sold Date: 11/08/2025 SPIS: N	Sold: \$1,210,000 List: \$1,099,000 For: Sale % Dif: 110 Last Status: SLD DOM: 10
Detached Link: N 2-Storey	Fronting On: E Acreage: 1750 x 104.83 Feet Irreg: Dir/Cross St: Greenwood Ave & Sammon Ave Directions: Greenwood Ave & Sammon Ave

MLS#: E12488078

PIN#: 104100539

Legal: PT LT 20 PL 1339 TWP OF YORK AS IN CA406230; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Separate Entrance / Walk-Up / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N Under Contract: Hot Water Heater HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 6.94	Pot Lights	Combined W/Dining	Window
2	Dining	Main	6.56	x 8.53	Combined W/Living	Window	
3	Kitchen	Main	9.65	x 9.84	W/O To Sunroom	Open Concept	
4	Sunroom	Main	4.45	x 7.99	Combined W/Laundry	Window	W/O To Yard
5	Prim Bdrm	2nd	10.27	x 11.5	B/I Closet	Window	
6	2nd Br	2nd	10.33	x 8.5	Window	3 Pc Ensuite	
7	3rd Br	2nd	7.25	x 9.58	Window		
8	4th Br	3rd	12.66	x 13.96	Window		
9	Rec	Bsmt	10.93	x 10.99	Laminate	Pot Lights	
10	Kitchen	Bsmt	7.91	x 8.83	Laminate	Pot Lights	
11	Br	Bsmt	8.4	x 8.81	Laminate	3 Pc Ensuite	Pot Lights

Client Remarks: Beautifully finished top to bottom and set on a quiet, friendly street in Danforth Village, 21 Frankdale Ave delivers the hard-to-find combination of space, style, and location. The bright open-concept main floor is ideal for modern living and entertaining, featuring a stunning well-appointed kitchen that will make cooking a joy, a rare main-floor powder room, and a walk-out to an oversized deck perfect for outdoor dining. Upstairs, four bedrooms provide the flexibility families need - room to grow, create a home office, or carve out personal space - with a third-floor retreat offering the privacy so many crave. The fully self-contained one-bedroom in-law suite with its own entrance is beautifully finished and offers valuable flexibility for extended family or rental potential. Outdoors, a covered front porch invites morning coffee and neighbourly hellos, while the legal front pad parking and fully fenced backyard add convenience and privacy - a safe space for kids to play and dogs to run. The location is exceptional. Nestled in the heart of East York, this property sits in a well-regarded neighbourhood known for its balance of residential comfort and city access. You can walk to Donlands subway for quick access to the core and stroll to fantastic parks and ravine trails for a connection to nature. The Danforth's incredible shopping, cafes, and one-of-a-kind restaurants are moments away, and the area is loved for its strong schools, family-friendly streets, and true sense of community. For anyone seeking a beautifully renovated home that blends lifestyle, neighbourhood charm, transit convenience, and everyday practicality, 21 Frankdale Ave is an outstanding find.

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



105 Wiley Ave Toronto Ontario M4J 3W5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,164/2024 Sold Date: 07/23/2025 SPIS: N		Sold: \$1,025,000 List: \$1,111,000
Detached	Fronting On: E	Rms: 6
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 96 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xMain
	Dir/Cross St: Mortimer & Wiley	Directions: Mortimer & Wiley

MLS#: E12224219

PIN#: 104100290

Legal: LT 45 PL 1802 TWP OF YORK; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1925	Prop Feat: Interior Feat: None	HST Applicable to: Included In
Apx Sqft: 1100-1500		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Other		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.78	x 15.16	Hardwood Floor	Window
2	Dining	Main	9.84	x 10.33	Hardwood Floor	Window
3	Kitchen	Main	11.25	x 13.91	Family Size Kitchen	Eat-In Kitchen
4	Prim Bdrm	2nd	11.84	x 10.5	Hardwood Floor	Walk-Out
5	2nd Br	2nd	10.2	x 10.96	Hardwood Floor	Window
6	3rd Br	2nd	10.1	x 11.78	Hardwood Floor	Window

Client Remarks: Welcome to this fantastic opportunity in the heart of East York! This charming detached home offers three spacious bedrooms two bathrooms, and rare private parking for three vehicles. A true gem in the city. Nestled on a quiet, one-way residential street, you'll enjoy peace and privacy while being close to all the essentials. This home is move-in ready with incredible potential to renovate and customize to your exact taste. Whether you're a first-time buyer, growing family, or savvy investor, this property offers the perfect canvas to create your dream home. Bright interiors, solid bones, and a layout that invites your vision the possibilities are endless. Don't miss this chance to own a detached home in a highly desirable East York neighbourhood with all the charm and potential you've been looking for. Minutes to Donlands Station and quick access to DVP

Inclusions: Fridge, stove, Gas Furnace and Central air conditioning Central Vac, Out door cameras, video door bell. Dishwasher as

Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172



775 Coxwell Ave Toronto Ontario M4C 3C6 Toronto E03 Danforth Toronto Taxes: \$5,565.16/2025 Sold Date: 08/21/2025 SPIS: N			Sold: \$1,100,000 List: \$1,199,000
Detached	Fronting On: E	Rms: 9 + 7	For: Sale
Link: N	Acreage:	Bedrooms: 3 + 1	% Dif: 92
2-Storey	30 x 108 Feet	Washrooms: 3	
Irreg: Dir/Cross St: Coxwell & Milverton Directions: Just a few blocks North of Danforth between Glebeholme and Milverton Blvd on the South East side of the street.			1x4x2nd, 1x3xBsmt, 1x3xBsmt

MLS#: E12353523

Legal: LT 298 PL 557E TORONTO; PT LT 297 PL 557E TORONTO; PT LT 299 PL 557E TORONTO AS IN CT888057; TORONTO, CITY OF TORONTO

Kitchens: 2	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: Hydro
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: Private	Gas: Phone
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: None	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1925	Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School	Accessibility: Parking
Apx Sqft: 1500-2000	Interior Feat: Storage, In-Law Capability, Carpet Free, Accessory Apartment, In-Law Suite, Water Heater	Feat:
Lot Size Source: MPAC		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.42	x 5.51	
2	Living	Main	13.42	x 9.51	
3	Dining	Main	14.24	x 10.89	
4	Kitchen	Main	17.85	x 8.17	
5	Prim Bdrm	2nd	17.42	x 9.84	
6	2nd Br	2nd	12.93	x 8.83	
7	3rd Br	2nd	12.6	x 9.84	
8	Tandem	2nd	5.74	x 9.25	
9	Kitchen	Bsmt	16.4	x 12.99	
10	Br	Bsmt	10.76	x 8.6	
11	Den	Bsmt	9.68	x 5.68	
12	Utility	Bsmt	12.24	x 9.09	
13	Other	Bsmt	10.6	x 9.09	

Client Remarks: This charming red-brick detached home sits on a wide 30 x 108 ft lot with a private drive for 4-5 cars, detached garage, and incredible potential inside and out. Ideally located in the sought-after Danforth community and a short walk to Coxwell Subway Station, Michael Garron Hospital, and all the vibrant shops, restaurants, and cafes the Danforth has to offer! Enjoy the feel of a corner lot with this homes unique street positioning offering an abundance of natural light flowing throughout. Large windows with tree views, and the quiet residential Milverton street at your north east side. With multiple entrances; including a basement walkout, separate side entrance to basement, and walkout from the kitchen to the back porch w/t private fenced yard! This home is perfectly suited for investors and end users alike- looking to live in the home and renovate to your own personal desires. Why pay for someone else's finishes when you can create a space that's truly your own. The Living and Dining room are supported by rare Coffered ceilings adding visual depth and sophistication to this space. The home is perfect balance of original finishes like hardwood, wood crown molding mixed with modern touches waiting to be applied by you. A whopping 90 Walk and 85 Transit score. The family and child friendly Earl Bunting Community center is short walk away. You can't just create a 30 foot Detached lot, Private Drive, Fenced yard and space to expand. Think about it; designing your own at home office, a kitchen with all the finishes you desire, and a basement that balances fun and relaxation or stable potential rental income for now and in the future. Great rental demand in the area with proximity to subways and downtown. Your chance to create a home that reflects your style with solid bones and room to grow right in this prime area. Whether your in a semi, townhome, condo or just waiting for the right project- this is worth a look. Put your creative hat on and come take a look.

Inclusions: 2 fridges, 2 stoves, Elf's, Hot water tank, Washer/Dryer, Gas Furnace. Property is Vacant.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



96 Woodycrest Ave
Toronto Ontario M4J 3A9

Toronto E03 Danforth Toronto

Taxes: \$6,824.49/2025

For: Sale

Sold: \$1,250,000
List: \$1,199,000

Sold Date: 09/11/2025

% Dif: 104

SPIS: N

Last Status: SLD

DOM: 16

Detached

Fronting On: W

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3

2-Storey

25 x 144 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Pape Ave & Mortimer Ave **Directions:** Pape Ave & Mortimer Ave

MLS#: E12365469

PIN#: 104040214

Legal: LT 46 PL 424E TORONTO; S/T EXECUTION 91-003963, IF ENFORCEABLE; TORONTO, CITY OF TORONTO

Kitchens: 1
Fam Rm: N

Exterior: Brick / Vinyl Siding

Zoning:

Basement: Finished / Walk-Up
Fireplace/Stv: N

Gar/Gar Spcs: Detached / 1

Hydro:

Heat: Forced Air / Gas
A/C: Central Air

Park/Drive: Private

Cable TV:

Central Vac: N
Apx Age: 100+

Drive: Private

Gas:

Year Built: 1920
Yr Built Source: MPAC

Drive Park Spcs: 3

Water:

Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse

Tot Prk Spcs: 4

Water Supply Type:

Roof: Asphalt Shingle
Foundation: Brick

UFFI:

Sewer:

Assessment: POTL:
POTL Mo Fee:

Pool: None

Waterfront:

Laundry lev: Lower

Prop Feat: Hospital, Park, Public Transit,

Retirement:

Rec Centre, School

HST Applicable to: Not Subject to HST

Interior Feat: Other

Sale Price:

Farm/Agr:

Oth Struct:

Survey Type:

Spec Desig: None

Phone:

Municipal:

Sewers:

POTL:

POTL Mo Fee:

Laundry lev: Lower

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.91	x 9.84	Combined W/Dining	Broadloom	Window
2	Dining	Main	9.94	x 9.84	Combined W/Living	Broadloom	Window
3	Kitchen	Main	10.01	x 14.98	Eat-In Kitchen	Window	Vinyl Floor
4	Sunroom	Main	7.84	x 10.33	Broadloom	W/O To Yard	Overlook Patio
5	Prim Bdrm	2nd	13.11	x 15.24	Broadloom	Window	
6	2nd Br	2nd	9.92	x 9.81	Broadloom	Window	
7	3rd Br	2nd	9.89	x 9.38	Broadloom	Window	
8	Rec	Bsmt	13.06	x 12.24	Laminate	Window	
9	Laundry	Bsmt	5.51	x 8.48	Laminate	Window	Walk-Out
10	Utility	Bsmt	11.06	x 6.36			

Client Remks: Deep Lot, Endless Potential, Unbeatable Location. Lovingly owned by the same family for over 50 years, this fully detached, 2-storey, 3-bedroom home sits on an extra-deep 144 ft lot with a private driveway and detached garage. Meticulously maintained by the same family for decades, its a home filled with love, care, and generations of memories now ready for a new family to make it their own. Inside, you'll find high ceilings, fresh paint throughout, and a separate side entrance offering potential for a self-contained in-law suite or income-generating unit. Whether you're dreaming of a renovation, expansion, or just a place to settle in and enjoy, the possibilities here are endless. Set on a family-friendly street, you're just steps to the Danforth's vibrant shops and restaurants, close to parks, schools, transit, and even your morning Starbucks run. This is the best of city living space, charm, and convenience all in one incredible package. A rare opportunity in a beloved neighbourhood.

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



292 Glebeholme Blvd Toronto Ontario M4J 1T2 Toronto E03 Danforth Toronto Taxes: \$6,281.55/2025 Sold Date: 10/15/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,535,000 List: \$1,274,900
Detached	Fronting On: N	Rms: 6 + 3	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25.25 x 120 Feet	Washrooms: 2	
	Irreg:	1x5x2nd, 1x3xBsmt	
Dir/Cross St: Danforth/Coxwell Directions: Danforth/Coxwell/Monarch Park			

MLS#: E12449193

PIN#: 104210055

Legal: LT 457 PL 557E TORONTO; PT LT 456 PL 557E TORONTO; PT LT 458 PL 557E TORONTO AS IN CA633784; S/T & T/W CA633784; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water:
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Central Vacuum, Fireplace/Stove	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC	Exterior Feat: Deck, Landscaped, Porch	Farm/Agr:
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Central	Oth Struct:
Foundation: Brick	Vacuum	Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.55	x 11.15	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Main	14.47	x 9.74	Hardwood Floor	Pot Lights	O/Looks Backyard
3	Kitchen	Main	14.73	x 7.58	Hardwood Floor	W/O To Patio	Quartz Counter
4	Prim Bdrm	2nd	14.17	x 12.63	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	16.73	x 9.19	Hardwood Floor	Closet	South View
6	3rd Br	2nd	12.93	x 9.25	Hardwood Floor	Closet	South View
7	Great Rm	Bsmt	14.11	x 17.03	Heated Floor	Above Grade Window	3 Pc Bath
8	Laundry	Bsmt	9.45	x 8.56	Tile Floor		Laundry Sink
9	Cold/Cant	Bsmt	6.89	x 9.51			

Client Remarks: Welcome to 292 Glebeholme Blvd - a home where every detail has been designed with family living in mind. From the moment you step inside, you're greeted by a sense of warmth and openness (heated floors in front entrance). Sunlight pours through the south-facing window, illuminating the airy living room with its hardwood floors, pot lights, and timeless wood-burning cast-iron fireplace. The flow continues into the dining room and sleek, renovated kitchen with quartz counters and stainless steel appliances (gas stove) - the perfect backdrop for family dinners and weekend entertaining. Step outside to a spacious covered back patio (cedar roof with pot lights) - perfect place to host summer gatherings or simply relax while overlooking your extra-deep yard. Not to mention-Kids will love the custom playhouse, ready for endless adventures. Or, at the end of the day, settle onto your large south facing front porch and enjoy the friendly rhythm of the neighbourhood. Upstairs, retreat to your serene primary bedroom, a private escape at the end of the day. The second-floor bathroom offers radiant floor heating, a small luxury that makes a big difference on cool mornings. The finished basement is a standout, with its own separate entrance, soaring ceilings, in-floor radiant heat, pot lights, a 3-piece bathroom, large laundry room, and cold room storage. Whether you need a rec room, a guest suite, or flexible space for work or play, it's ready to adapt to your life. This home isn't just move-in ready its move-in perfect. Renovated with care, designed with comfort, and filled with light and warmth, it's a place to live, grow, and make lasting memories. Steps to quaint Danforth shops, restaurants, transit (Coxwell Subway station just a few mins away) and easy access to highways.

Inclusions: Existing appliances: gas stove, hood vent, fridge, dishwasher, washer and dryer. Existing electrical light fixtures and window blinds. Central vac and related equipment. Shelving in Garage. Hot water boiler system (owned). Play house in backyard with small interior couch. Parking Pad is Legal.

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



Offers Any Time.

206 Woodmount Ave Toronto Ontario M4C 3Z6 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,308.78/2025 For: Sale % Dif: 97 Sold Date: 10/11/2025 SPIS: N Last Status: SLD DOM: 18			Sold: \$1,260,000 List: \$1,298,000
Detached	Fronting On: W	Rms: 6 + 2	
Link: N	Acreage: <.50	Bedrooms: 3 + 0	
2-Storey	24.67 x 120 Feet	Washrooms: 2	
Irreg: Dir/Cross St: Coxwell & Mortimer Directions: Between Coxwell & Woodbine, north of Mortimer.			1x4x2nd, 1x3xBsmt

MLS#: E12421706

PIN#: 104250461

Legal: LT 42 PL 1587 TWP OF YORK; , CITY OF TORONTO

Kitchens: 1 + 0	Exterior: Brick / Vinyl Siding	Zoning: Single Family Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront: None
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1928	Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School, School Bus Route	Under Contract: Hot Water Heater
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Porch	HST Applicable to Sale Price: Included In
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	Farm/Agr:
Lot Size Source: MPAC		Oth Struct: Shed
Roof: Asphalt Shingle		Survey Type: None
Foundation: Concrete Block		Spec Desig: Unknown
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.43	x 12.6	Stained Glass	Hardwood Floor	Picture Window
2	Dining	Main	9.97	x 12.01	Tile Floor		
3	Kitchen	Main	10.17	x 13.45	Centre Island	Tile Floor	Quartz Counter
4	Br	2nd	12.8	x 15.12			
5	2nd Br	2nd	10.01	x 11.42			
6	3rd Br	2nd	12.83	x 11.02			
7	Rec	Bsmt	20.18	x 20.37			
8	Laundry	Bsmt	8.73	x 7.51			

Client Remarks: From the inviting front porch, to the beautifully landscaped rear garden, this detached home stands out! Thoughtfully updated while preserving its original character, the main floor blends contemporary living with timeless details, including a cozy fireplace with gas insert, and elegant stained glass windows. The renovated kitchen opens to a stunning elevated deck - an ideal spot for entertaining or unwinding. Upstairs, three comfortably-sized bedrooms offer the perfect space for growing families or welcoming guests. Downstairs, the finished basement provides flexible space, ideal as a family room, home office, play area, or generous storage. With no direct neighbours to the south, you'll enjoy rare privacy and direct access to two-car parking via the adjacent laneway. While we are on the topic, this property qualifies to build a laneway home. See report attached to listing! 200 amp service is already in place! Situated within the coveted RH McGregor school district (French Immersion), this address also qualifies for Cosburn Middle School, St Brigid Catholic and La Mosaique French School. Located a 5-minute drive to the DVP, a short walk to Coxwell & Woodbine TTC stations, and only one TTC stop from Danforth GO, you could get anywhere in Toronto in mere minutes! Michael Garron Hospital, the East York Civic Centre, and neighbourhood favourites like Starbucks, LCBO, and other charming local shops are all a short stroll away.

Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, Basement Refrigerator, Kitchen Bar Stools, Propane BBQ on Rear Deck, Outdoor Lights with Remote in Rear, Nest Thermostat / Smoke Alarms & Smart Doorbell With Camera.

Listing Contracted With: TRUST REALTY GROUP 647-346-4600



24 Woodmount Ave Toronto Ontario M4C 3X7			Sold: \$1,235,000
Toronto E03 Danforth Village-East York Toronto			List: \$1,299,000
Taxes: \$5,343.21/2025	For: Sale	% Dif: 95	
Sold Date: 10/12/2025			
SPIS: N	Last Status: SLD	DOM: 24	
Detached	Fronting On: E	Rms: 11 + 2	
Link: N	Acreage:	Bedrooms: 3 + 2	
2-Storey	23.78 x 100.12 Feet	Washrooms: 3	
	Irrig:	1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Danforth/Woodbine Directions: Danforth/Woodbine			

MLS#: E12413640

PIN#: 104230101

Legal: Pt Lt 56 Pl 2170 Toronto Ca640873, Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro: Y
Fireplace/Stv: Y	Drive: Private	Gas: Y
Heat: Forced Air / Wood	Drive Park Spcs: 1	Phone: A
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 51-99	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Beach, Electric Car Charger, Family Room, Fireplace/Stove, Hospital, Park, Public Transit, School	Waterfront:
Roof: Shingles	Exterior Feat: Deck	Retirement:
Foundation: Brick	Interior Feat: Auto Garage Door, Remote, Countertop Range, Water Heater	HST Applicable to: Included In
Assessment: POTL:	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	10.24	x 8.96	W/O To Yard	O/Looks Backyard	Window
3	Kitchen	Main	12.66	x 8.96	Open Concept	Combined W/Dining	Quartz Counter
4	Dining	Main	9.84	x 13.71	Combined W/Kitchen	Combined W/Living	Quartz Counter
5	Living	Main	11.55	x 13.02	Combined W/Dining	Combined W/Kitchen	Open Concept
6	Bathroom	Main	0	0	Tile Floor	2 Pc Bath	
7	Prim Bdrm	2nd	18.04	x 9.81	Closet	Window	Pocket Doors
8	Bathroom	2nd	7.81	x 4.76	4 Pc Ensuite	Pocket Doors	Granite Counter
9	2nd Br	2nd	10.1	x 12.5	Double Closet	Window	Led Lighting
10	3rd Br	2nd	10.1	x 12.5	Double Closet	Window	Led Lighting
11	Rec	Bsmt	18.86	x 15.49	Closet	Open Concept	Pot Lights
12	Bathroom	Bsmt	6.4	x 8.86	3 Pc Bath	Quartz Counter	Closet
13	Laundry	Bsmt	5.64	x 9.97	Tile Floor		

Client Remarks: Just a 3 min walk to Woodbine subway, this beautifully updated detached offers the best of both worlds a quiet village feel with parks, shops, cafes, and restaurants steps away, and downtown Toronto only a short subway ride. With two legal parking spaces, a unique kids' climbing wall, and a welcoming porch enclosed with glass panels for year-round enjoyment, the home balances family comfort with urban convenience. Inside, the home is bright and warm, featuring 3 spacious bedrooms plus space for two home offices, a generously sized and warm basement family room, and premium roller blinds and storage throughout. Enjoy the peace of mind. of major renovations in 2020, including new windows, premium luxury vinyl flooring, new carpet on stairs, glass enclosed porch, completely redone kitchen with modern finishes and appliances, new shower and bath, new furnace and central A/C, plus updated lighting and electrical (all 2020). Outdoor living has also been refreshed with a new deck and side steps (2024). Thoughtfully updated and move-in ready, this home blends space, comfort, and location in one exceptional package.

Inclusions: Washer, Dryer, Stove, Fridge, Dishwasher, Roller Blinds. Climbing wall included but can be removed if preferred.

Listing Contracted With: CENTURY 21 KING'S QUAY REAL ESTATE INC. 905-940-3428



45 Strathmore Blvd Toronto Ontario M4C 1N5 Toronto E03 Danforth Toronto Taxes: \$6,745/2024 Sold Date: 08/21/2025 SPIS: N Last Status: SLD DOM: 93			Sold: \$1,275,000 List: \$1,299,900
Detached	Fronting On: S	Rms: 16	
Link: N 2 1/2 Storey	Acreage: 20.17 x 125 Feet	Bedrooms: 4 + 1	Washrooms: 4
Irreg: 1x3xBsmt, 1x4xBsmt, 1x4x2nd, 1x4x3rd			
Dir/Cross St: Danforth Ave & Donalds Ave Directions: Danforth Ave & Donalds Ave			

MLS#: E12160680

Assignment: N

Legal: PT LT 35 PL 417E TORONTO; PT LT 36 PL 417E TORONTO; PT LT 37 PL 417E TORONTO; PT LT 38 PL 417E TORONTO; PT LT 39 PL 417E TORONTO; PT LT 40 PL 417E TORONTO AS IN CT886130; T/W & S/T CT886130; TORONTO, CITY OF TORONTO

Kitchens: 3 + 1	Exterior: Brick / Other	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: A Hydro: Y
Basement: Separate Entrance / Finished	Park/Drive:	Gas: Y Phone: A
Fireplace/Stv: N	Drive: Lane, Private Double	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront: None
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1915	Prop Feat: Public Transit	HST Applicable to: Not Subject to HST
Yr Built Source: Other	Exterior Feat: Patio	Sale Price:
Apx Sqft: 2000-2500	Interior Feat: Other, Sump Pump	Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct:
Roof: Asphalt Shingle, Flat		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.01	x 4.99			
2	Living	Main	25	x 14.67	Hardwood Floor	Combined W/Dining	Window
3	Kitchen	Main	6.17	x 10.01	Pot Lights	Stainless Steel Appl	
4	Br	Main	13.75	x 10.07	Hardwood Floor	Window	
5	Mudroom	Main	5.51	x 8.5	Window	W/O To Patio	
6	Laundry	Main	8.01	x 12.99	Tile Floor	Window	
7	Living	2nd	24.25	x 9.25	Hardwood Floor	Combined W/Dining	Window
8	Kitchen	2nd	6.99	x 10.99	Hardwood Floor	Window	
9	Br	2nd	12.24	x 14.67	Hardwood Floor	Window	
10	Living	3rd	17.65	x 14.67	Hardwood Floor	Combined W/Dining	
11	Kitchen	3rd	11.58	x 5.25	Tile Floor	Window	W/O To Balcony
12	Br	3rd	11.09	x 14.67	Hardwood Floor	Window	
13	Kitchen	Bsmt	12.24	x 9.32	Laminate	Combined W/Dining	
14	Br	Bsmt	12.4	x 8.33	Laminate		
15	Br	Bsmt	14.76	x 14.01	Window		
16	Other	Bsmt	7.09	x 11.75			

Client Remarks: 6% CAP RATE! Rare multi-unit investment in prime Danforth location. Upgraded 4-unit property offering a current 6% cap rate and A+ tenants. Literally steps to the subway, this turnkey opportunity features a 2-bedroom unit across main and basement levels with updated kitchen and walkout to south-facing yard. Upper levels each offer bright 1-bedroom units; the top floor with loft-like feel and balcony. The newly underpinned basement bachelor has a private walkout, separate entrance, and upgraded foundations and drainage. Secure common entrance with laundry, bike storage, and solid double-car garage with laneway house potential. Significant capital improvements already completed. Stable income in a high-demand rental market with future upside. 1 x 2-Bedroom Unit: Spanning the main and lower levels, this unit features a renovated kitchen with smart hotplates, ample counter space, and access to a south-facing backyard. Includes one bedroom on the main floor and a second bedroom with a large bathroom and generous storage in the high basement. 1 x 1-Bedroom Unit (Second Floor): Bright and spacious with abundant natural light, offering an open layout and comfortable living space. 1 x 1-Bedroom Unit (Third Floor): Loft-style unit with a walkout to a private balcony and unobstructed views, creating a unique and airy living space. 1 x Bachelor Suite (Basement): Newly underpinned and upgraded, featuring its own private walkout, separate entrance, sun-filled living area, new foundations, drainage system, and sump pump. Total 3,239 square feet including basement (Floorplans). FREE property management services for one year, ask LA for details. November 2024 Home Inspection available

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:38:10 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: 4 Fridges & 3stoves, 1 Ovens, 1 washer, 1 dryer, 2 hot plates, 3 dishwashers, 3 microwaves, 2 window AC units.,

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



174 Gowan Ave Toronto Ontario M4J 2K6 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,017.61/2025 For: Sale % Dif: 100 Sold Date: 08/18/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,380,000 List: \$1,379,900
Detached	Fronting On: N	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 150 Feet	Washrooms: 3	1x2xGround, 1x4x2nd, 1x3xBsmt
Irreg:			
Dir/Cross St: Pape and Cosburn Directions: Pape and Cosburn			

MLS#: E12339427

PIN#: 104060127

Legal: ASSESSMENT ROLL LEGAL DESCRIPTION: PLAN M39 PT LOT 185-FULL LEGAL DESCRIPTION ON SCHEDULE B

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1923	Prop Feat: Fenced Yard, Grnbelt/Conserv, Library, Place Of Worship, Public Transit, Rec Centre	Waterfront:
Apx Sqft: 1100-1500	Exterior Feat: Deck, Landscaped, Patio	Retirement:
Lot Size Source: GeoWarehouse	Interior Feat: Floor Drain, In-Law Capability, Storage Area Lockers, Sump Pump, Water Heater	HST Applicable to In Addition To
Roof: Unknown	Security Feat: Carbon Monoxide Detectors	Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct: Shed
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.75	x 11.58	Open Concept	Pot Lights	Hardwood Floor
2	Dining	Ground	11.58	x 10.76	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Ground	14.99	x 13.16	Renovated	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	14.83	x 10.4	Double Closet	Casement Windows	Hardwood Floor
5	2nd Br	2nd	14.67	x 11.52	Skylight	Double Closet	Closet Organizers
6	3rd Br	2nd	8.17	x 10.99	O/Looks Backyard	Double Closet	Closet Organizers
7	Rec	Bsmt	13.68	x 21.26	Pot Lights	Broadloom	
8	Laundry	Bsmt	6.17	x 8.6	Quartz Counter	Tile Floor	

Client Remarks: Say hello to this exceptional East York home, perfectly situated on a rare 150-foot-deep lot with deeded front pad parking and no annual fees! Fully renovated with high-quality craftsmanship and meticulous attention to detail, this home offers style and substance throughout. The main floor is an entertainer's dream, featuring a spacious open-concept layout, professional-grade appliances, a large centre island, and a gorgeous custom kitchen. The stunning two-piece powder room is a welcome bonus. Step out through the double doors to the exceptionally large entertaining deck - an ideal space for hosting or relaxing. The backyard also includes a fully customized shed, which is a 10+ for all your storage needs. The bathrooms and laundry room have been completely redone with tasteful finishes, functional custom cabinetry, and clever design details; they are truly must-sees. The bedrooms are generously sized with ample closet space, including built-in organizers. The finished basement offers a cozy rec room perfect for movie nights or hangouts, plus a large storage room with built-in shelving. A separate walk-out to the backyard adds flexibility for future use. Smart home features throughout include smart locks, dimmable switches, a smart dining room switch, and an Ecobee thermostat, adding comfort and convenience. The home has been well taken care of, and all of the mechanical and structural components are sound. There is an above-average home inspection available for your review. All this, just a 5-minute walk to the future Cosburn subway station! You're also close to the East York Community Centre, Don Valley ravine trails, local shops and restaurants on the Danforth, fabulous grocery shopping and major roadways. Truly, this is a special home in a welcoming, well-established neighbourhood. Just move in and enjoy!

Inclusions: Bosch Built-In Dishwasher, Ancona Hood Fan, Frigidaire Gas Stove, Side-by-Side Fridge, Built-in Microwave, Built-In Wine Fridge, LG Washer & Dryer, Upright Freezer in Basement, All Window Coverings and Rods (Excep Curtains in Living Room & 2 Bedrooms), All Electrical Light Fixtures, Mirrors in Bathrooms, Ecobee Thermostat, Wall-to-Wall Wardrobe in Primary, Gas Burner & Equipment, Hot Water Tank, Central Air Conditioning.

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



32 Barker Ave Toronto Ontario M4C 2N3 Toronto E03 Danforth Village-East York Toronto Taxes: \$8,928.39/2025 Sold Date: 10/10/2025 SPIS: N			Sold: \$1,615,000 List: \$1,388,000
Detached	Fronting On: N	Rms: 8 + 1	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	32.04 x 133.54 Feet	Washrooms: 4	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsm
Irreg: Dir/Cross St: O'Connor/Coxwell Directions: O'Connor/Coxwell			

MLS#: E12443648

PIN#: 104180138

Legal: PT LT 68 PL 2984 EAST YORK, PT LT 69 PL 2984

Kitchens: 1 + 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 5	Phone:
A/C: Central Air	Tot Prk Spcs: 6	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 2009	Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Public Transit, School, School Bus Route	Waterfront:
Yr Built Source: MPAC	Interior Feat: None	Retirement:
Apx Sqft: 2000-2500		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Not Applicable		Farm/Agr:
Foundation: Not Applicable		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	42.65	x 45.93	Hardwood Floor	Combined W/Dining	Crown Moulding
2	Dining	Main	40.68	x 52.49	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	49.34	x 64.96	Hardwood Floor	Pantry	Centre Island
4	Family	Main	23.95	x 23.95	Hardwood Floor	Combined W/Kitchen	W/O To Deck
5	Prim Bdrm	2nd	45.6	x 47.24	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	31.66	x 34.78	Hardwood Floor	Closet	
7	3rd Br	2nd	34.78	x 43.31	Hardwood Floor	Closet	
8	4th Br	2nd	31.66	x 34.78	Hardwood Floor	Closet	
9	Rec	Bsmt	0	0			

Client Remks: Gorgeous 4 Bedroom Home - Well Maintained Home In Sought Out Danforth Village - East York Area. Bright Open Concept With Large Principal Rooms (approx 2,322 sqft). Large Deck Leads To Deep Private Backyard/Lot. Lots Of Storage - Hardwood Throughout First and Second Floor. Large Walk-In Pantry Off Kitchen. 5 Car Parking. Side Entrance Leads To Finished Basement - Great For Nanny Or Live-in Accommodations. Buyer/Seller Warrants That This Property Is Not Retro-Fitted. Close To All Amenities, Subway, Hospital, Shopping, Civic Centre, Etc. OPEN HOUSE SATURDAY OCTOBER 11TH, 2-4.

Inclusions: S/S Fridge, Stove, B/I Dishwasher, Washer, Dryer, Pot Lights, Elf's, All Window Coverings, CVAC (AS IS), Air Condition.

Listing Contracted With: RE/MAX ALL-STARS REALTY INC. 905-477-0011



156 Linsmore Cres Toronto Ontario M4J 4L2 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,869.73/2025 Sold Date: 09/11/2025 SPIS: N			Sold: \$1,600,000 List: \$1,395,000
Detached	Fronting On: W	Rms: 7 + 3	For: Sale
Link: N	Acreage:	Bedrooms: 3 + 1	% Dif: 115
2-Storey	27.5 x 93.08 Feet	Washrooms: 3	Dir/Cross St: Greenwood Ave & Mortimer Ave Directions: Greenwood Ave & Mortimer Ave

MLS#: E12392385

PIN#: 104130503

Legal: LT 129 PL 2037 TWP OF YORK; PT LT 128 PL 2037 TWP OF YORK; PT LT 130 PL 2037 TWP OF YORK AS IN CA363647; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 0	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 3	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1929	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to: Not Subject to HST
Yr Built Source: MPAC	Interior Feat: Other, Storage	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Concrete Block		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.19	x 11.11	Hardwood Floor	Stained Glass	Fireplace
2	Dining	Main	14.83	x 9.37	Hardwood Floor	Stained Glass	Combined W/Kitchen
3	Kitchen	Main	18.93	x 8.83	Ceramic Floor	Centre Island	Pot Lights
4	Family	Main	14.34	x 12.75	Hardwood Floor	Window	W/O To Deck
5	Prim Bdrm	2nd	10.86	x 14.99	Hardwood Floor	Window	Closet
6	2nd Br	2nd	8.96	x 11.34	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.74	x 11.37	Hardwood Floor	Window	Closet
8	Rec	Bsmt	16.29	x 14.17	Broadloom	Vinyl Floor	Pot Lights
9	Br	Bsmt	11.93	x 9.76	Broadloom	Window	Pot Lights
10	Office	Bsmt	13.22	x 11.56	Vinyl Floor	Pot Lights	Window

Client Remarks: Welcome to 156 Linsmore Crescent, a rare fully detached 3+1 bedroom, 2-storey home in the heart of vibrant Danforth Village. Perfectly situated on one of the best family-friendly streets in the area, this home offers the uncommon luxury of a private drive with parking for three cars and has been meticulously maintained and loved as a forever home. Original charm has been preserved while thoughtful renovations provide modern comfort, including a rare main floor family room with a large rear addition, bar with potential laundry hook-up, and a full 3-piece bathroom designed with aging in place in mind. The chef-inspired kitchen was created with a passion for cooking in mind, featuring high-end appliances, a coffee nook, and an additional prep sink. Outdoors, the charming front porch is perfect for morning coffee, while the low-maintenance backyard with astro turf and a large concrete pad offers plenty of room for entertaining. The single garage, currently used for storage, can easily be converted into a yoga studio, office, or dining retreat. Life on Linsmore is as much about community as it is about the home itself. The street is vibrant, filled with children, families, and neighbours who connect and look out for one another. With excellent walkability, the 62 bus at the top of the street, the subway at the bottom, and easy access to the Danforth, The Beach, and downtown, this is a home that offers both lifestyle and convenience.

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



247 Dewhurst Blvd N
Toronto Ontario M4J 3K7

Toronto E03 Danforth Village-East York Toronto

Taxes: \$6,236.30/2025

For: Sale

Sold: \$1,508,000
List: \$1,399,900

Sold Date: 07/24/2025

% Dif: 108

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: E

Rms: 10

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

25 x 100.08 Feet

Washrooms: 3

Irreg:

1x4x2nd, 2x3xLower

Dir/Cross St: Donlands & Mortimer **Directions:** Donlands/Mortimer

MLS#: E12291297

PIN#: 104050056

Legal: Pt Lt 733 & 734 Plan M484

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water:
Central Vac: N	UFFI:	Municipal
Apx Age:	Pool: None	Water Supply Type:
Apx Sqft: 1500-2000	Prop Feat: Family Room	Sewer:
Roof: Asphalt Shingle	Interior Feat: Carpet Free	Waterfront:
Foundation: Block		Retirement:
Assessment: POTL:		HST Applicable to: Not Subject to HST
POTL Mo Fee:		Sale Price:
Laundry lev:		Farm/Agr:
		Oth Struct:
		Survey Type:
		Spec Desig:
		None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 10.83	Hardwood Floor	Pot Lights	W/O To Patio
2	Dining	Main	17.91	x 8.5	Hardwood Floor	W/O To Patio	W/O To Deck
3	Kitchen	Main	11.84	x 10.43	Hardwood Floor	Pantry	Stainless Steel Appl
4	Family	Main	14.17	x 10.66	Hardwood Floor	Pot Lights	W/O To Deck
5	Br	2nd	12.01	x 9.84	Hardwood Floor	W/I Closet	California Shutters
6	2nd Br	2nd	13.42	x 9.74	Hardwood Floor	Closet	Juliette Balcony
7	3rd Br	2nd	10.01	x 8.4	Hardwood Floor	Closet	Juliette Balcony
8	Rec	Bsmt	14.99	x 10.01	Laminate	Pot Lights	Closet
9	Rec	Bsmt	10.24	x 9.84	Laminate	Pot Lights	Closet
10	Rec	Bsmt	11.25	x 11.25	Laminate	Pot Lights	Breakfast Area

Client Remarks: Welcome to 247 Dewhurst Blvd North - A Rare Gem in Prime East York! Situated in the heart of East York's coveted Danforth Village, this stunning 3-bedroom, 3-bathroom home boasts a renovated open concept layout, perfect for both relaxing and entertaining. Enjoy cooking on the gas stove in your chef's kitchen (with full pantry) or kick back in your private backyard oasis. Features include hardwood throughout the main and 2nd floors, California shutters, sun drenched skylight, primary walk-in closet, serene family room/office with walk-out to deck, pot-lights throughout, main-floor laundry and built-in closets. Large basement features two separate entrances and provides excellent flexibility for a nanny/in-law suite or for a spectacular kids playroom. Fully fenced and interlocked backyard features a large covered deck (with pot-lights), convenient shed and tons of storage. Recent upgrades include: flat roof (2022), back porch (2022), interlocking (2022), basement waterproofing/sump pump (2023), furnace (2024) and hot water tank (2025). Looking for a perfect location? This spectacular home is literal steps to the bus stop, 10 minute walk to the subway station and a short drive to the DVP and Bayview extension. Steps to top-rated schools. Take a walk to The Danforth and enjoy the numerous restaurants, cafes, shops, bakeries and entertainment. 1 legal parking spot included.

Inclusions: Existing: Main & 2nd Floors: fridge, stove, dishwasher, microwave, shelves & cabinet in pantry, washer, dryer, all electrical light fixtures, all window coverings, B/I desk and closets in family room, glass shelves in kitchen, all wall shelves. Basement: fridge, stove, hood fan, shelves in kids playroom, shelf in furnace room, all electrical light fixtures, all window coverings.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131



359 Wolverleigh Blvd Toronto Ontario M4C 1S7			Sold: \$1,550,000 List: \$1,399,900
Toronto E03 Danforth Toronto			
Taxes: \$6,477.61/2025	For: Sale		% Dif: 111
Sold Date: 08/25/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: S	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	27 x 122 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3x2nd, 1x4xLower	
	Dir/Cross St: Woodbine & Danforth	Directions: Woodbine & Danforth	

MLS#: E12350480

PIN#: 104230288

Legal: PT LT 45 PL 2170 TORONTO (DAVIS HARRIS ANNEX); PT LT 46 PL 2170 TORONTO (DAVIS HARRIS ANNEX) AS IN 82946EV, S/T & T/W 82946EV; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Mutual	Hydro:
Fireplace/Stv: N	Drive: Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Interior Feat: Other	Waterfront:
Roof: Other		Retirement:
Foundation: Other		HST Applicable to Sale Price: Included In
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.24	x 11.91	
2	Dining	Main	17.62	x 9.51	
3	Kitchen	Main	13.88	x 8.66	
4	Prim Bdrm	2nd	10.99	x 13.98	
5	2nd Br	2nd	8.79	x 14.21	
6	3rd Br	2nd	9.55	x 9.02	
7	4th Br	2nd	8.99	x 5.97	
8	Living	Lower	8.69	x 12.14	
9	Kitchen	Lower	8.73	x 12.14	
10	5th Br	Lower	9.55	x 6.46	

Client Remks: Rare Offering - Detached, 4 Bed, 3 bath home steps to the Danforth. The perfect blend of modern renovation and secluded garden. A magical LOT with classic front porch, large entertaining deck overlooking the Secret Garden. The Principal suite offers a stunning ensuite, large closets, and overlooks the garden. Three bedrooms plus an additional one currently has built-ins for the perfect work-from-home space. The main floor is extra spacious, renovated kitchen open to dining and all perched overlooking the deck and garden. The mutual driveway is wide enough to pull a car to the back. Separate side entrance with full kitchen and suite.

Inclusions: 2 x stainless steel fridges, 2 x stainless steel stoves, dishwasher, built-in microwave, washer & dryer and all electric light fixtures.

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



236 Dewhurst Blvd N Toronto Ontario M4J 3K5 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,711.37/2025 For: Sale % Dif: 96 Sold Date: 10/02/2025 SPIS: Y Last Status: SLD DOM: 29			Sold: \$1,385,000 List: \$1,450,000
Detached	Fronting On: W	Rms: 6 + 2	
Link: N	Acreage: < .50	Bedrooms: 3 + 1	
2-Storey	24.51 x 100 Feet	Washrooms: 2	1x4x2nd, 1x3xBsmt
Irreg:			
Dir/Cross St: Pape / Mortimer Directions: Pape / Mortimer			

MLS#: E12377636

PIN#: 104050109

Legal: Pcl 6931 Sec East Township Of York;...

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 1	Phone:
A/C: None	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Ravine, School	Waterfront:
Lot Size Source: Other	Interior Feat: Carpet Free, Floor Drain, In-Law Capability, On Demand Water Heater	Retirement:
Roof: Asphalt Shingle		HST Applicable to: Included In
Foundation: Concrete		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.09	x 10.99	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	12.5	x 10.01	Hardwood Floor	Crown Moulding	O/Looks Backyard
3	Kitchen	Main	12.99	x 8.01	Eat-In Kitchen	W/O To Deck	Tile Floor
4	Foyer	Main	11.58	x 4	Tile Floor	Closet	
5	Prim Bdrm	2nd	11.68	x 15.09	B/I Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	12.6	x 8.99	Hardwood Floor	East View	Window
7	3rd Br	2nd	11.32	x 8.99	Hardwood Floor	Closet	Window
8	Family	Bsmt	10.83	x 17.59	Laminate	Pot Lights	Window
9	Office	Bsmt	16.01	x 9.68	Laminate	3 Pc Bath	Pot Lights
10	Cold/Cant	Bsmt	4.27	x 9.58	B/I Shelves	Window	
11	Laundry	Bsmt	12.99	x 7.51			

Client Remks: Beautifully Maintained Detached Home Nestled in Prime East York. Ideal for Families Seeking Comfort, Space, and Functionality. Enjoy a Thoughtfully Designed Layout with a Spacious Family-Sized Kitchen Walkout to a Private Backyard and Deck Perfect for Outdoor Dining and Entertaining. Warm Wood Accents Add Character to the Bright, Open Main Floor. Finished Basement Features a Rough-In for a Kitchen, Ideal for a Nanny Suite, Guest Area, or Additional Living Space. Flexible Lower Level Can Also Serve as a Fourth Bedroom or Rec Room. Move-In Ready with Endless Potential in a Fantastic Neighbourhood.

Inclusions: Fridge, stove, dishwasher, on demand hot water tank, boiler, roller awning.

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



29 Lesmount Ave Toronto Ontario M4J 3V5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,580.24/2025 For: Sale % Dif: 97 Sold Date: 11/21/2025 SPIS: N Last Status: SLD DOM: 28			Sold: \$1,420,000 List: \$1,460,000
Detached	Fronting On: E	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25 x 100 Feet	Washrooms: 3	
Irrg: Dir/Cross St: Cosburn Ave & Donlands Ave Directions: From Cosburn Ave, go south on Lesmount Ave. The property is on the left.			1x4x2nd, 1x4xBsmt, 1x2xMain

MLS#: E12480364

PIN#: 104090020

Legal: PT LT 31 PL 2526 TWP OF YORK AS IN EY136791; S/T & T/W EY136791; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Other	Zoning:
Fam Rm: N	Gar/Gar Spcs: Other / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Mutual	Hydro:
Fireplace/Stv: Y	Drive: Mutual	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Waterfront:
Lot Size Source: MPAC	Exterior Feat: Deck, Patio, Privacy, Porch	Retirement:
Roof: Asphalt Shingle	Interior Feat: Other, Water Heater Owned	HST Applicable to: Not Subject to HST
Foundation: Concrete Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Fence - Full
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 18.24	Open Concept	Fireplace Insert	Hardwood Floor
2	Dining	Main	13.45	x 18.24	Pot Lights	Open Concept	Hardwood Floor
3	Kitchen	Main	12.4	x 13.98	Centre Island	W/O To Deck	Double Sink
4	Prim Bdrm	2nd	15.52	x 10.86	Large Closet	Hardwood Floor	O/Looks Backyard
5	2nd Br	2nd	10.07	x 7.22	Large Closet	Hardwood Floor	Window
6	3rd Br	2nd	10.07	x 7.22	Hardwood Floor	Combined W/Kitchen	Pot Lights
7	Rec	Bsmt	17.72	x 15.26	4 Pc Bath	Combined W/Laundry	Laundry Sink
8	Furnace	Bsmt	7.97	x 11.91			

Client Remarks: Welcome to 29 Lesmount Ave! A Stunning Upgraded Detached 2-Storey Home With Main Floor Addition In The Heart of East York, offering comfort and functionality, and nestled in a vibrant and family-friendly community within walking distance to the Dieppe Park Complex. This home delivers space, style, and flexibility for modern living, featuring 3 bedrooms, 2.5 baths, a garage, and a finished basement with a separate entrance. The exterior sets the tone, with an inviting, large front porch and great curb appeal. Inside, the large open-concept main floor impresses with hardwood floors, pot lights, and a stunning living room featuring a captivating stone-accent wall with a quartz fireplace mantel. Unique stained glass-reinforced windows bring warmth and character to the space. The kitchen has a large center island with a double sink, high-end stainless steel appliances, a wine fridge, an extra sink, and ample cupboard space. Premium Andersen sliding glass doors lead to the deck, a fully fenced backyard, and access to the garage. A stylish powder room with an exposed brick wall adds a touch of urban sophistication. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, a modern 4-piece bathroom, and plenty of closet space. The fully finished basement with a separate entrance, soundproof and fireproof insulation in the ceiling, offers incredible flexibility and extra living space, with a large rec room with kitchen and a full bath, ideal for a guest space, home office, or extended family. This home truly has it all: modern finishes, thoughtful upgrades, and a functional layout, all in a desirable East York location steps to schools, parks, transit, and shopping. A MUST SEE!

Inclusions: Main Floor: KitchenAid gas range, Frigidaire fridge (2025), KitchenAid dishwasher, KitchenAid microwave, KitchenAid range hood, Marvel wine fridge. Basement: GE Electric range, Danby fridge, and range hood. LG Washer and LG Dryer. Two baby gates. White closet in the basement. Owned Tankless water heater. Roof (2021). Entire House Sprayed Foam (2016).

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



121 Barker Ave Toronto Ontario M4C 2N8 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,145.81/2025 For: Sale % Dif: 98 Sold Date: 08/25/2025 SPIS: N Last Status: SLD DOM: 22			Sold: \$1,465,000 List: \$1,488,000
Detached	Fronting On: S	Rms: 6 + 3	
Link: N	Acreage:	Bedrooms: 3 + 2	
2-Storey	25 x 134.25 Feet	Washrooms: 3	1x5x2nd, 1x4x2nd, 1x2xMain
Dir/Cross St: Woodbine / Mortimer Directions: Woodbine/Mortimer			

MLS#: E12322389

PIN#: 104250428

Legal: Lt 97 Pl 1587 Twp Of York S/T & T/W Ca601935,

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Other	Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed, Storage
POTL Mo Fee:		Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.52	x 11.29	O/Looks Frontyard	California Shutters	Pot Lights
2	Kitchen	Main	11.19	x 8.1	Stainless Steel Appl	Eat-In Kitchen	Pot Lights
3	Living	Main	19	x 11.81	Open Concept	W/O To Deck	
4	Prim Bdrm	2nd	15.81	x 10.2	5 Pc Ensuite	His/Hers Closets	Ceiling Fan
5	2nd Br	2nd	9.42	x 8.89	California Shutters	Double Closet	
6	3rd Br	2nd	9.42	x 8.69	California Shutters	Double Closet	
7	Br	Bsmt	18.11	x 10.1	Laminate	Pot Lights	Separate Rm
8	Rec	Bsmt	21.1	x 9.61	Laminate	Pot Lights	Open Concept
9	Office	Bsmt	8.3	x 7.81	Laminate	Closet	Window

Client Remarks: Welcome to 121 Barker Avenue a beautifully updated gem in the heart of East York. This move-in ready home is nestled in one of the areas most family-friendly neighbourhoods, offering a perfect blend of modern upgrades and everyday functionality. Inside, you'll find recently updated flooring and a fully renovated kitchen with sleek finishes and smart design. The standout feature is the gorgeous ensuite bathroom, adding a touch of luxury to your daily routine. The massive backyard is a true highlight, complete with double slides and plenty of room to play--your very own private park right at home! A skylight floods the upper level with natural light, and the convenience of second-floor laundry enhances daily living. The location is exceptional: just a short walk to Woodbine Station for an easy downtown commute, and minutes from the Danforth's vibrant cafes, restaurants, and shops. Families will love being close to parks, splash pads, playgrounds, and top-rated schools including the coveted R.H. McGregor catchment, as well as the East York Civic Centre and its popular summer farmers market. Whether you're upsizing, relocating, or planting roots in a vibrant community, 121 Barker Avenue offers the best of turnkey living in a location families truly love. Home inspection available. Must-see virtual tour!

Inclusions: Stainless Steel Gas Stove, Fridge, Dishwasher, Microwave. All electrical light fixtures. All window coverings. 2 Sheds, Outdoor Playset.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-764-6000



103 Memorial Park Ave Toronto Ontario M4J 2K1 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,859.25/2025 For: Sale % Dif: 94 Sold Date: 09/14/2025 SPIS: N Last Status: SLD DOM: 25			Sold: \$1,450,000 List: \$1,549,000
Detached	Fronting On: S	Rms: 6 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	33 x 90 Feet	Washrooms: 3	
	Irrig:	1x3x2nd, 1x2x2nd, 1x3xLower	
Dir/Cross St: Mortimer & Coxwell Directions: Across from Dieppe Park!			

MLS#: E12354094

PIN#: 104140251

Legal: PT LT 28 PL 1610 TWP OF YORK; PT LT 29 PL 1610 TWP OF YORK AS IN TB497915; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished with Walk-Out / Apartment	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, School	Waterfront:
Lot Size Source: GeoWarehouse	Exterior Feat: Awnings, Deck, Porch, Landscaped	Retirement:
Roof: Asphalt Shingle	Interior Feat: Guest Accommodations, In-Law Capability, In-Law Suite, Separate Heating Controls, Water Heater	HST Applicable to: Included In
Foundation: Concrete Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.27	x 9.38	Hardwood Floor	California Shutters	Crown Moulding
2	Dining	Main	9.84	x 8.99	Hardwood Floor	California Shutters	Open Concept
3	Family	Main	15.35	x 9.02	Pot Lights	Walk-Out	California Shutters
4	Kitchen	Main	14.14	x 9.84	Hardwood Floor	Centre Island	Open Concept
5	Prim Bdrm	2nd	20.01	x 14.86	Hardwood Floor	2 Pc Ensuite	Double Closet
6	2nd Br	2nd	13.09	x 9.88	Hardwood Floor	Double Closet	Large Window
7	3rd Br	2nd	9.65	x 9.32	Hardwood Floor	Closet	Nw View
8	Kitchen	Bsmt	10.56	x 8.17	Vinyl Floor	Stainless Steel Appl	Marble Counter
9	Dining	Bsmt	8.83	x 6.76	Vinyl Floor	Pot Lights	Window
10	Living	Bsmt	11.22	x 8.83	Broadloom	Walk-Out	Pot Lights
11	Br	Bsmt	11.22	x 10.07	Broadloom	Window	Open Concept

Client Remks: Discover this picture perfect family home in Danforth Village, just steps to Dieppe Park! 103 Memorial Park Ave offers the perfect balance of function, character, and convenience. The open concept main floor is designed for modern living and effortless entertaining, featuring gorgeous hardwood floors, California shutters, pot lights, crown moulding, and built-in speakers. Upstairs, you'll find a spacious primary suite with a private 2-piece bath, double closet and treetop views, plus, two additional bedrooms and an updated family bathroom. The lower level offers a bright, self-contained suite complete with a full kitchen and bathroom, soundproofed ceilings, new vinyl flooring and a glass door walkout. Whether used as family hangout, in-law suite or, income rental, it adds over 650 sf of functional living space. Outside, there's a walkout deck with an awning offering both shade and privacy, leading to a fully fenced backyard where kids and pets can play safely. Enjoy the convenience of having a private driveway and detached garage, offering ample space for parking and storage. Over \$100K spent in thoughtful upgrades. Walk to local shops, restaurants and of course, Dieppe Park - home to baseball games, a splash pad, outdoor skating rinks and endless family fun. Top rated Diefenbaker Elementary School catchment. Check out the virtual tour!

Inclusions: Main Floor - Stainless Steel Gas Stove, Fridge, Dishwasher (2024) Rangehood. Basement - Stainless Steel Fridge, Stove, Rangehood and Microwave, (all new in 2024). Front Load Washer & Dryer. All Window Coverings. All Elfs & Ceiling Fans. Retractable Awning. Ring Door Bell. Built-in Speakers, Outdoor Speaker and Security Camera System all 'as is'.

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



186 Milverton Blvd Toronto Ontario M4J 1V4 Toronto E03 Danforth Village-East York Toronto Taxes: \$7,339/2024 Sold Date: 10/24/2025 SPIS: Y		Sold: \$1,430,000 List: \$1,550,000 For: Sale % Dif: 92 Last Status: SLD DOM: 43			
Detached	Fronting On: N	Rms: 0			
Link: N	Acreage: <.50	Bedrooms: 3			
2-Storey	20 x 113.42 Feet	Washrooms: 4 1x2xMain, 2x4x2nd, 1x3xBsmt			
Irreg:		Dir/Cross St: Danforth & Greenwood Directions: GPS it!			
MLS#: E12399610	PIN#: 104100654				
Legal: Plan 551 Pt Lot 329					
Kitchens: 0 Fam Rm: N Basement: Full / Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Hospital, Level, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Renovated/Rebuilt Top to Bottom with an Incredible Attention to Detail. This is like a Brand New Home. New Roof, Furnace/AC, Flooring Throughout, Custom Kitchen w/Stone Counters & Back Splash, Windows, Staircases, Custom Bathrooms, Interlocking & New Basement Entrance at Rear, Outdoor Sauna!. 5 Minute Walk to the Vibrant Danforth Avenue & it's Restaurants, Shops & Nightlife. Greenwood Station, TTC 5 mins Inclusions: All Existing Appliances, Window Coverings, Tankless Hot Water Heater, Sauna in Back Yard. Listing Contracted With: INTERNATIONAL REALTY FIRM, INC. 647-313-3400					



834 Sammon Ave Toronto Ontario M4C 2E8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,728.12/2025 For: Sale % Dif: 100 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,650,000 List: \$1,649,000
Detached	Fronting On: N	Rms: 7 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	23.33 x 103 Feet	Washrooms: 4	
	Irreg:	1x5x2nd, 1x3x2nd, 1x2xMain, 1x3xBsm	
Dir/Cross St: Woodbine Avenue & Mortimer Avenue Directions: Travel East on Mortimer Avenue, then South on Woodbine Avenue, then West onto Sammon Avenue.			

MLS#: E12468700

PIN#: 104240349

Legal: PCL 54-1 SEC M437; *See Schedule C

Kitchens: 1 + 1	Exterior:	Zoning:
Fam Rm: Y	Brick Front / Metal/Side	Cable TV:
Basement: Apartment / Separate Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Park/Drive:	Phone:
Heat: Forced Air / Gas	Drive:	Water: Municipal
A/C: Central Air	Drive Park Spcs: 1	Water Supply Type:
Central Vac: N	Tot Prk Spcs: 1	Sewer: Sewers
Apx Age:	UFFI:	Waterfront:
Apx Sqft: 2000-2500	Pool: None	Retirement:
Roof: Asphalt Rolled, Membrane	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Foundation: Concrete Block	Interior Feat: Accessory Apartment, Upgraded Insulation, Water Meter, On	Sale Price:
Assessment: POTL:	Demand Water Heater, Separate Hydro	Farm/Agr:
POTL Mo Fee:	Meter, Sump Pump, Carpet Free, Guest	Oth Struct:
Laundry lev:	Accommodations, In-Law Capability, Ventilation System, Water Heater Owned	Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 13.98	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	6.5	x 11.48	Window	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.48	x 12.8	Stainless Steel Appl	Quartz Counter	Breakfast Bar
4	Family	Main	14.5	x 15.19	Gas Fireplace	Sliding Doors	Large Window
5	Foyer	Main	5.48	x 5.48	Window	Hardwood Floor	Pot Lights
6	Powder Rm	Main	3.28	x 6.69	2 Pc Bath	Ceramic Back Splash	Pot Lights
7	Prim Bdrm	2nd	15.49	x 14.5	Skylight	B/I Closet	Hardwood Floor
8	Bathroom	2nd	8.5	x 12.2	Skylight	5 Pc Ensuite	Wall Sconce Lighting
9	2nd Br	2nd	14.5	x 11.52	Large Window	Mirrored Closet	Hardwood Floor
10	3rd Br	2nd	10.01	x 10.99	Window	Hardwood Floor	West View
11	Bathroom	2nd	5.09	x 10.01	Skylight	3 Pc Bath	Wall Sconce Lighting
12	Great Rm	Bsmt	16.99	x 16.99	Above Grade Window	Pot Lights	Laminate
13	Dining	Bsmt	4.99	x 6.99	Walk Through	Pot Lights	Laminate
14	Kitchen	Bsmt	10.99	x 10.99	Above Grade Window	Stainless Steel Sink	Pot Lights
15	Br	Bsmt	14.01	x 14.99	Casement Windows	Pot Lights	Laminate
16	Bathroom	Bsmt	5.51	x 10.01	Above Grade Window	3 Pc Bath	Pot Lights

Client Remarks: Welcome to this stunning custom-built home that perfectly balances elegance, function, and modern design in the desirable East York neighbourhood close to TTC, GO, DVP and minutes to downtown. Featuring 3+1 spacious bedrooms and 4 beautifully appointed bathrooms, this home offers thoughtfully designed living spaces with premium craftsmanship throughout including a bright and spacious legal basement apartment with its own entrance. This home features skylights, custom finishes and built-ins, and gorgeous wide-plank engineered hardwood flooring. The open-concept main floor is filled with natural light and boasts a seamless flow from the living room to the dining area and into the gourmet kitchen, making it ideal for entertaining. The kitchen is equipped with stainless steel appliances, a 6-burner gas stove with pot filler, sleek cabinetry, a large island with seating including quartz countertops and backsplash. The family room features a stunning custom built-in wall unit with a gas fireplace, including large sliding glass doors walking out to the deck with gas BBQ hook-up. Upstairs, you'll find 3 bright and spacious bedrooms, including a luxurious primary suite with a built-in closet and a spa-like 5-piece ensuite featuring a custom built double sink vanity, soaker tub, glass shower, and both a window and skylight that bathe the space in natural light. The second-floor hallway and staircase are illuminated by two oversized skylights, enhancing the bright and airy feel of the home. A convenient second-floor laundry room adds everyday practicality, and the 3-piece main bathroom also features a skylight. The fully legal basement apartment is spacious offering excellent potential for rental income or extended family living, including a private entrance, fully equipped kitchen, laundry, and ample windows for a bright a welcoming atmosphere. This is a unique opportunity to own a thoughtfully designed, income-generating home in Toronto!

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:38:10 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: Upper Unit: S/S Fridge, S/S Gas Cooktop, S/S Hood Range, S/S Dishwasher, Washer and Dryer; Basement Unit: S/S Fridge, S/S Stove, S/S Hood Range, Washer and Dryer Unit; Tankless water heater (owned). 3 Security Cameras, All Elfs & Window Coverings (Custom Black Out Blinds on Upper Floor).

Listing Contracted With: ANCHOR NEW HOMES INC. 905-909-9090



86 Roosevelt Rd Toronto Ontario M4J 4T7 Toronto E03 East York Toronto Taxes: \$9,154.62/2025 Sold Date: 07/03/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$2,060,000 List: \$1,688,000
Detached	Fronting On: W	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	30 x 100 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x5x2nd, 2x4x2nd, 1x3xBsmt	
Dir/Cross St: Mortimer Ave & Coxwell Ave Directions: South of Memorial Park & West of Roosevelt Rd			

MLS#: E12242620

PIN#: 104140365

Legal: PLAN 3083 PT LOT 20

Kitchens: 1	Exterior: Stone / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 5	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 2015	Prop Feat: Hospital, Library, Park, Public	HST Applicable to: Not Subject to HST
Yr Built Source: MPAC	Transit, Rec Centre, School	Sale Price:
Apx Sqft: 2000-2500	Interior Feat: Guest Accommodations, Carpet Free	Farm/Agr:
Lot Size Source: GeoWarehouse	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct:
Roof: Asphalt Shingle, Flat		Survey Type: None
Foundation: Other, Block		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Great Rm	Main	21.62	x 11.02	Hardwood Floor	Open Concept	Walk-Out
2	Dining	Main	8.46	x 13.06	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	22.83	x 8.53	Centre Island	Pot Lights	Combined W/Dining
4	Living	Main	11.22	x 13.06	Hardwood Floor	Pot Lights	Large Window
5	Prim Bdrm	2nd	18.44	x 13.91	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	15.88	x 9.61	4 Pc Ensuite	Hardwood Floor	Skylight
7	3rd Br	2nd	11.58	x 15.88	4 Pc Ensuite	Hardwood Floor	Large Closet
8	4th Br	Lower	10.89	x 13.06	Above Grade Window	Tile Floor	Pot Lights
9	Office	Lower	24.67	x 21.59	Pot Lights	Combined W/Living	3 Pc Bath

Client Remks: An extraordinary example of timeless architecture on the prestigious Roosevelt Road! Set on a rare and expansive 30 x 100 ft lot, this custom-built gem showcases stunning curb appeal and exceptional craftsmanship. Featuring 3+1 spacious bdrms, 4 1/2 luxurious baths, and a rare double-wide 4-car driveway leading to a built-in garage with parking for up to 5 vehicles-a true premium in this coveted neighborhood! The dramatic mezzanine-style living room combined with dining area sets the tone, bathed in natural light and exuding a sense of openness and grandeur from the moment you enter. At the heart of the home lies a chef's dream kitchen, fully open-concept, exquisitely appointed, and harmoniously integrated with the show-stopping Great Room featuring soaring 12-ft ceilings a perfect space for both relaxed family living and elegant entertaining. No detail has been overlooked! Luxury finishes abound throughout the home, including rich hardwood flooring, quartz countertops, and custom California shutters. Each of the three generously sized bedrooms is a private retreat, complete with its own spa-inspired ensuite bathroom, ensuring the utmost comfort and privacy for every member of the household. The fully finished lower level is just as impressive, featuring a separate entrance, 8-ft ceilings, 32-inch porcelain tile flooring, oversized above-grade windows, an additional bdrm, a living room combined with office, and a sleek 3-pc washroom. The exterior of the home is just as refined, featuring hand-cut stone steps, professionally landscaped flower beds, and a clear sense of thoughtful design and pride of ownership. Step into your private outdoor sanctuary, where an elevated entertainer's deck transitions gracefully into a beautiful stone-tiled terrace, all framed by a newly fenced-in yard lined with mature cedar trees for enhanced privacy and year-round tranquility. Close to Dieppe Park, R. H. McGregor E.S., easy access to DVP, short commute to Downtown. A Must See!

Inclusions: GE dishwasher, Frigidaire gas stove(2023), LG microwave, Kitchen Aid refrigerator (2024), Hauslan range hood (2023), GE washer & dryer, Roof 2024, Master Bath Renovated 2024, Hardwood Main Floor 2023, Light Fixtures 2022, Potlights Main Floor 2025, Basement Baseboard Heating 2023/Supplements forced air in wintertime.

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



18 McKayfield Rd Toronto Ontario M4J 4P7			Sold: \$1,825,000
Toronto E03 Danforth Village-East York Toronto			List: \$1,749,000
Taxes: \$8,619.21/2025	For: Sale		% Dif: 104
Sold Date: 09/08/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Detached	Fronting On: W	Rms: 8 + 1	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	31.75 x 105 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xLower	
Dir/Cross St: Cosburn between Donlands and Coxwell			
Directions: A small one block street south of Cosburn between Coxwell and Donlands			

MLS#: E12373181

PIN#: 104140415

Assignment: N

Fractional Ownership: N

Legal: PT LT 30 PL 3228 EAST YORK; PT LT 31 PL 3228 EAST YORK AS IN EY128093; TORONTO (E YORK), CITY

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Full	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air	Tot Prk Spcs: 4	Water: Municipal
Central Vac: Y	UFFI:	Water Supply Type:
Apx Age: 6-15	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fenced	Waterfront:
Lot Size Source: MPAC	Yard, Hospital, Library, Park, Public	Retirement: N
Roof: Shingles	Transit, Rec Centre	HST Applicable to: Included In
Foundation: Block	Exterior Feat: Deck, Lawn Sprinkler	Sale Price:
Assessment: POTL: N	System, Patio, Landscaped, Porch	Farm/Agr:
POTL Mo Fee:	Interior Feat: Auto Garage Door	Oth Struct:
Laundry lev: Lower	Remote, Bar Fridge, Carpet Free, Central	Survey Year: 2020
	Vacuum, Sump Pump, Water Heater	Survey Type: Up-to-Date
	Owned	Spec Desig: Unknown
	Security Feat: Carbon Monoxide	
	Detectors, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 15.91	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	9.22	x 16.17	Hardwood Floor	Casement Windows	Open Concept
3	Kitchen	Main	12.83	x 19.36	Hardwood Floor	Centre Island	B/I Appliances
4	Sitting	Main	9.12	x 6.92	Hardwood Floor	Open Concept	Walk-Out
5	Prim Bdrm	2nd	10.2	x 15.09	Hardwood Floor	4 Pc Bath	Double Closet
6	2nd Br	2nd	9.51	x 12.93	Hardwood Floor	Closet Organizers	Window
7	3rd Br	2nd	10.66	x 11.52	Hardwood Floor	Closet Organizers	Window
8	4th Br	2nd	10.6	x 8.86	Hardwood Floor	Closet Organizers	Window
9	5th Br	Lower	11.12	x 9.35	Laminate	Above Grade Window	Open Concept
10	Rec	Lower	17.06	x 18.54	Laminate	Above Grade Window	Open Concept
11	Other	Lower	9.15	x 12.89	Laminate	Wet Bar	Centre Island
12	5th Br	Lower	8.43	x 9.71	Laminate	Above Grade Window	
13	Laundry	Lower	11.12	x 8.69	Tile Floor	Sump Pump	Laundry Sink
14	Other	Ground	20.08	x 11.22	Concrete Floor		

Client Remarks: Modern, sleek, and sophisticated, this 4-bedroom, 4-bathroom home checks every box on your wish list. Perfectly positioned on a quiet, private one-block street, the location is unbeatable just steps to Diefenbaker School, public library, tennis courts, lawn bowling, rec centre, and an ice rink. East York Deli and BOCA Brunch are right around the corner, making daily life both convenient and vibrant. Step inside through a palatial front door into a welcoming foyer with a spacious front hall closet with organisers as well as a 2 pc bath. The open-concept main floor is designed for entertaining, featuring a gourmet kitchen with top end appliances 5 burner Gas cooktop, a large quartz waterfall island, a wall of windows, and direct access to the private, fully fenced backyard. With its canopy of trees, the yard feels like a natural retreat, while also offering pool potential for your future oasis. The centerpiece of the home is the striking floating staircase, illuminated by a massive skylight, leading to four perfectly proportioned bedrooms. The primary suite overlooks the backyard and offers two closets with organizers. A 4 pc spa-inspired ensuite complete with storage, shower and an expansive counter with double sinks. The remaining bedrooms are bright, each with large windows and closets also with organizers, and are complemented by a stylish family sized bathroom. The lower level is designed for family fun and entertaining, with an additional bedroom and bathroom, a wall of built-in storage, and a wet bar with wine fridge. Whether its movie nights, game days, or casual gatherings, this space will quickly become a favorite hangout for both family and friends. This home blends elegance and practicality in every detail an East York gem offering privacy, community, and room to grow. Aside from all this we also offer the potential for garden suite above the garage. Office, Nanny suite, gym, limitless opportunities.

Inclusions: Stainless Steel Kitchen Aide Appliances. Fridge/ Freezer, Wall Oven, Microwave, 5 Burner Gas Cook Top, Dishwasher, Custom Zebra Blinds. LG Washer Dryer. Hot Water Tank. Wine Cooler, Central Vac and Equipment, Built-in Speaker System Wall mounted TV's. Gas BBQ Hook up. In Ground Sprinkler System, Garage Remote. Security System programable to phone. Notable's 200 amp Service, Sump Pump and every closet has custom organisers. "Other" is the wet bar and bar set up in lower level. Survey, floor plans and inspection available. Other is the Garage which has built-in shelving. We also have a Garden Suite plan for office gym or in-law Nanny suite.

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



1050 Greenwood Ave Toronto Ontario M4J 4E1			Sold: \$1,850,000
Toronto E03 Danforth Village-East York Toronto			List: \$1,799,000
Taxes: \$8,935.93/2025	For: Sale	% Dif: 103	
Sold Date: 09/21/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 2	
2-Storey	28.5 x 103.5 Feet	Washrooms: 5	
	Irreg:	1x6x2nd, 1x4x2nd, 1x3x2nd, 1x2xMain, 1x4xLower	
Dir/Cross St: Greenwood Ave/Mortimer Ave			Directions: Greenwood Ave/Mortimer Ave

MLS#: E12406382

PIN#: 104090304

Legal: Ptlt 182 Pl 2037 Twp Of York; Pt Lt 183 Pl 2037**

Kitchens: 1 + 1	Exterior:	Zoning:
Fam Rm: Y	Stone / Stucco/Plaster	Cable TV:
Basement: Finished / Apartment	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N	Park/Drive: Private	Gas:
Heat: Forced Air / Gas	Drive: Private	Phone:
A/C: Central Air	Drive Park Spcs: 2	Water:
Central Vac: Y	Tot Prk Spcs: 2	Municipal
Apx Age:	UFFI:	Water Supply Type:
Apx Sqft: 2000-2500	Pool: None	Sewer: Sewers
Roof: Membrane	Prop Feat: Central Vacuum, Family Room	Waterfront: None
Foundation: Not Applicable	Interior Feat: None, Central Vacuum	Retirement:
Assessment: POTL:		HST Applicable to: Included In
POTL Mo Fee:		Sale Price:
Laundry lev:		Farm/Agr:
		Oth Struct:
		Survey Type:
		Spec Desig: None
		Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.53	x 19.52	Hardwood Floor	Pot Lights
2	Dining	Main	15.16	x 8.79	Hardwood Floor	Pot Lights
3	Kitchen	Main	16.34	x 16.04	Hardwood Floor	Centre Island
4	Family	Main	10.83	x 16.04	Hardwood Floor	Sliding Doors
5	Powder Rm	Main	3.38	x 8.66	Tile Floor	2 Pc Bath
6	Prim Bdrm	2nd	20.51	x 16.04	Hardwood Floor	W/I Closet
7	Bathroom	2nd	4.82	x 11.71	Tile Floor	6 Pc Bath
8	2nd Br	2nd	13.75	x 8.14	Hardwood Floor	Double Sink
9	Bathroom	2nd	4.46	x 8.07	Tile Floor	3 Pc Ensuite
10	3rd Br	2nd	14.8	x 12.76	Hardwood Floor	Window
11	4th Br	2nd	8.83	x 9.38	Hardwood Floor	Window
12	Bathroom	2nd	5.48	x 7.74	Tile Floor	Window
13	Kitchen	Lower	17.42	x 14.86	Laminate	Stainless Steel Appl
14	Living	Lower	17.42	x 14.86	Laminate	Above Grade Window
15	Br	Lower	15.88	x 9.35	Laminate	Open Concept
16	Br	Lower	20.14	x 7.12	Laminate	B/I Closet
17	Bathroom	Lower	6.89	x 8.23	Tile Floor	Above Grade Window
						Pot Lights
						Pot Lights

Client Remarks: Welcome To East York! Fabulous Custom-Built Family Home, With A Modern, Elegant, & Sleek Design Style & Incredible Attention To Detail! Tremendous Workmanship & Luxury Finishes Throughout, With Upgrades Galore! Gorgeous Main Floor With Gleaming Blonde Hardwood Floors, Chefs Kitchen With 60-Inch Fridge, Gas Range, Centre Island With Breakfast Bar, Spacious Dining Room Fit For An Extended Family, Convenient Powder Room, And Family Room With Walkout To Back Deck & Yard. Four Generous Second Level Bedrooms Including Primary With 6-Piece Spa-Inspired Bathroom & Walk-In Closet, 2nd Bedroom With Its Own Ensuite Bath, Plus A Third Bathroom For 3rd & 4th Bedrooms. Lower Level Features Self-Contained 2-Bedroom Basement Apartment, Currently Being Used As Rec-Room, Office, Guest Bedroom, & Home Gym. Options Abound With This Dynamic Floor Plan! How About These Bells & Whistles: Central Vacuum, BBQ Gas Line, Hard-Wired Security Cameras, 200 Amp Panel, EV Charger Port, Exterior Waterproofing, Sump Pump & Backflow Valve, Separate A/C For Primary Bedroom, On-Demand Hot Water Tank, 2-Car Private Driveway, & More! Excellent Carson Dunlop Home Inspection. Open House Saturday & Sunday, 2-4pm!

Inclusions: Main Floor: Frigidaire 60-Inch Refrigerator, Bosch Dishwasher, Ancona Gas Stove & Hoodfan, LG Microwave. Basement: Stainless Steel Fridge, Stove, And Dishwasher. Samsung Washer & Dryer, Central Vacuum & Attachments, All Window Blinds, All Window Covering Hardware (Some Drapes Excluded), All Electric Light Fixtures, Shed In Backyard.

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. 416-642-2660



109A Holborne Ave Toronto Ontario M4C 2R3 Toronto E03 Danforth Village-East York Toronto Taxes: \$8,716.88/2025 For: Sale % Dif: 98 Sold Date: 10/16/2025 SPIS: N Last Status: SLD DOM: 27			Sold: \$1,760,000 List: \$1,799,000
Detached	Fronting On: S	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	20 x 102 Feet	Washrooms: 4	1x2xMain, 2x4x2nd, 1x3xBsmt
Dir/Cross St: Cosburn & Coxwell Directions: 109A Holborne Ave, Toronto			

MLS#: E12415165

PIN#: 104250538

Legal: PART LOT 51 AND PART LOT 52 PLAN 2450 BEING PART 1, ON PLAN 66R-30860 CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV: Hydro
Basement: Walk-Out	Park/Drive: Private	Gas: Phone
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 0-5	Pool: None	Retirement:
Year Built: 2021	Prop Feat: Fenced Yard, Hospital, Library, Park, School	HST Applicable to: Not Subject to HST
Apx Sqft: 1500-2000	Exterior Feat: Deck	Sale Price:
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door Remote	Farm/Agr:
Foundation: Poured Concrete		Oth Struct:
Assessment: POTL: N		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	9.94	x 24.41	Raised Rm	Pot Lights	Built-In Speakers
2	Kitchen	Main	14.47	x 16.8	Centre Island	O/Looks Dining	Breakfast Bar
3	Dining	Main	14.44	x 15.19	B/I Shelves	Hardwood Floor	W/O To Deck
4	Prim Bdrm	2nd	14.37	x 18.77	Hardwood Floor	4 Pc Ensuite	Built-In Speakers
5	2nd Br	2nd	11.98	x 11.98	Hardwood Floor	Pot Lights	Large Closet
6	3rd Br	2nd	7.45	x 11.06	Hardwood Floor	Skylight	Pot Lights
7	Rec	Bsmt	13.55	x 18.24	3 Pc Bath	Combined W/Br	Walk-Up

Client Remarks: Welcome to this stunning custom-built home, completed in 2021, located just north of The Danforth in one of Toronto's most vibrant neighbourhoods. Blending sleek modern design with everyday functionality, this residence offers 3 bedrooms, 3.5 baths, and a single-car garage with a contemporary glass-paneled door. Curb appeal is further enhanced with a large front garden with perennials. Step inside to an open-concept main floor designed for both entertaining and daily living. A raised family room provides ample living space, the chef's kitchen features striking gunmetal appliances, a centre island with waterfall countertop and breakfast bar, and dining area with built-in cabinetry that adds both style and storage. Upstairs, the primary suite impresses with an extensive built-in wardrobe and a spa-inspired 4-piece ensuite complete with a double vanity and glass shower. Two additional bedrooms provide flexibility for family, guests, or home office space. The finished walk-up basement extends the living space, ideal for a rec room, gym, or media area, and is complete with a 3-piece bath and storage areas. Outside, the fenced yard includes a raised planter and dedicated play area, perfect for gardeners and families alike. Additional features are built-in speakers in many rooms and automatic blinds on the main & 2nd levels. With its contemporary finishes, thoughtful design, and prime East York location close to shops, dining, parks, and transit, this home is move-in ready for its next chapter.

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Electrical Light Fixtures, All Window Coverings Including Automatic Blinds on Main & 2nd Level, All Bathroom Mirrors, Central Vacuum & Attachments, Built-In Interior Speakers, Gas BBQ Hook-Up

Listing Contracted With: RE/MAX HALLMARK YORK GROUP REALTY LTD. 905-727-1941



108 Eaton Ave
Toronto Ontario M4J 2Z7
 Toronto E03 Danforth Toronto
Taxes: \$8,376.03/2025
Sold Date: 10/07/2025
SPIS: N **Last Status:** SLD **DOM:** 92

For: Sale **% Dif:** 91

Detached **Fronting On:** W
Link: N **Acreage:**
 2-Storey 20 x 111.72 Feet
Irreg:
Dir/Cross St: Danforth & Pape **Directions:** North East of Danforth & Pape

Rms: 8 **Bedrooms:** 3 + 1
Washrooms: 4
 1x2xMain, 1x4x2nd, 1x3x2nd,
 1x4xBsmt

MLS#: E12268712

PIN#: 104040500

Legal: PT LT 66 PL 1457 TORONTO (MIDWAY) AS IN CA435340; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1983	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Waterfront:
Apx Sqft: 1500-2000	Interior Feat: Carpet Free	Retirement:
Lot Size Source: GeoWarehouse		HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick, Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	25.75	x 14.93	Combined W/Kitchen	Open Concept	Pot Lights
2	Kitchen	Main	25.75	x 14.93	Combined W/Dining	O/Looks Frontyard	Pot Lights
3	Family	Main	18.67	x 14.93	Fireplace	Pot Lights	Window Flr to Cel
4	Sitting	Main	25.75	x 14.93	Combined W/Dining		
5	Prim Bdrm	2nd	16.08	x 14.93	Pot Lights	3 Pcs Ensuite	Bay Window
6	2nd Br	2nd	9.42	x 11.42	Closet		
7	3rd Br	2nd	12.5	x 9.58	Closet		
8	Bathroom	2nd	9.09	x 4.99	4 Pcs Bath		
9	Rec	Bsmt	44.42	x 14.93			
10	4th Br	Bsmt	8.69	x 11.32	Closet		

Client Remks: Charming Detached Home in Prime Danforth Location! Newer 2022 renovations. This beautifully maintained 2-storey home sits on a quiet, family-friendly street just steps to Pape Subway Station, vibrant Danforth shops, cafes, schools and parks. Features include 3 spacious bedrooms, Open-concept living/dining area, Pot lights throughout, Lots of sunlight through big windows, Updated kitchen with stone countertops, Stainless steel appliances, and Walk-out to a private, fenced backyard perfect for entertaining. Hardwood floors throughout, finished basement with laundry room, lots of storage and full bath, ideal for guests or future rental potential. Move-in ready with great curb appeal and exceptional walkability!

Inclusions: S/S Appliances(2022), Fridge, Stove, Dishwasher, and washer/dryer.

Listing Contracted With: RE/MAX ADVANCE REALTY416-712-3888



**52 Woodycrest Ave
 Toronto Ontario M4J 3A7**
 Toronto E03 Danforth Toronto
Taxes: \$8,512/2024 **For:** Sale **% Dif:** 98
Sold Date: 07/24/2025 **SPIS:** N **Last Status:** SLD **DOM:** 20
Detached **Fronting On:** W **Rms:** 9
Link: N **Acreage:** **Bedrooms:** 4 + 1
3-Storey **20 x 144 Feet** **Washrooms:** 4
Irreg: **1x2xMain, 1x5x2nd, 1x3x3rd,
 1x3xBsmt**
Dir/Cross St: Danforth Ave & Pape Ave **Directions:** Danforth Ave & Pape Ave

MLS#: E12263484

PIN#: 104040475

Legal: PT LT 62 PL 424E TORONTO AS IN CT133556; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1915	Prop Feat: Interior Feat: Other	Waterfront:
Yr Built Source: MPAC		Retirement:
Apx Sqft: 2000-2500		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: 2024 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 13.55	Hardwood Floor	Open Concept	Recessed Lights
2	Dining	Main	16.99	x 12.34	Hardwood Floor	Open Concept	Recessed Lights
3	Kitchen	Main	22.21	x 15.72	Tile Floor	Centre Island	Stainless Steel Appl
4	Prim Bdrm	2nd	19.13	x 15.62	Hardwood Floor	W/W Closet	W/O To Balcony
5	2nd Br	2nd	14.67	x 14.34	Hardwood Floor	Large Window	
6	3rd Br	3rd	20.37	x 10.01	Hardwood Floor	Closet	Window
7	4th Br	3rd	13.09	x 9.97	Hardwood Floor	W/O To Balcony	
8	Br	Bsmt	15.75	x 14.73	Laminate	Closet	Walk-Out
9	Kitchen	Bsmt	9.55	x 6.89	Laminate	Stainless Steel Appl	Window
10	Rec	Bsmt	28.51	x 12.93	Laminate	Recessed Lights	Walk-Out

Client Remks: Charming and Spacious Home in the Heart of Danforth Village! Welcome to this beautifully renovated, three-story gem offering nearly 3,000 sq. ft. of comfortable living space. Perfectly situated in the vibrant Danforth Village, this home features 4+1 bedrooms, providing ample room for family, guests, or a home office. Enjoy the convenience and potential of a separate entrance walkout basement ideal for an income suite or extra living space. Plus, a double car garage adds to the ease of your daily life. Don't miss out on this wonderful opportunity to own a spacious, updated home in one of the most sought-after neighbourhoods. House is vacant and easy to show.

Inclusions: Main Floor Fridge, Stove, Range Hood, Dishwasher, Built-In Over & Microwave and Kitchen TV. Washer & Dryer Will Be Installed On 2nd Floor Before Closing. Basement Fridge, Stove, Range Hood, Dishwasher & Washing Machine.

Listing Contracted With: RE/MAX WEST REALTY INC. 416-281-0027



8 St Hubert Ave Toronto Ontario M4J 3Y9			Sold: \$2,510,000
Toronto E03 Danforth Village-East York Toronto			List: \$2,299,000
Taxes: \$0/2025	For: Sale		% Dif: 109
Sold Date: 09/24/2025			
SPIS: N	Last Status: SLD	DOM: 20	
Detached	Fronting On: W	Rms: 11 + 5	
Link: N	Acreage:	Bedrooms: 4 + 2	
2-Storey	30.77 x 122.52 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x7x2nd, 1x5x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Donlands Ave & Mortimer Ave Directions: Donlands Ave & Mortimer Ave			

MLS#: E12382403

PIN#: 104090093

Legal: PT LT 17 PL 3015 EAST YORK; PT LT 18 PL 3015 EAST YORK AS IN TB482536; S/T & T/W TB482536; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV: Hydro
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: Private	Gas: Phone
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2500-3000	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	HST Applicable to Sale Price: Included In
Roof: Shingles	Interior Feat: Carpet Free, Water Heater Owned, In-Law Suite	Farm/Agr:
Foundation: Concrete Block		Oth Struct:
Assessment: POTL:		Survey Type:
POTL Mo Fee:		Spec Desig: Available
Laundry lev: Upper		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.05	x 8.01	Porcelain Floor	2 Pc Bath	B/I Closet
2	Office	Main	11.32	x 7.48	Hardwood Floor	Window Flr to Cel	Pot Lights
3	Living	Main	13.12	x 11.91	Hardwood Floor	Window Flr to Cel	Open Concept
4	Kitchen	Main	21.1	x 11.15	Centre Island	Quartz Counter	B/I Appliances
5	Dining	Main	12.3	x 12.14	Open Concept	Built-In Speakers	W/O To Deck
6	Family	Main	12.3	x 12.3	Open Concept	Gas Fireplace	B/I Shelves
7	Prim Bdrm	2nd	19.42	x 13.58	7 Pc Ensuite	W/I Closet	W/O To Balcony
8	2nd Br	2nd	18.77	x 10.5	4 Pc Ensuite	B/I Closet	W/O To Balcony
9	3rd Br	2nd	14.5	x 13.02	Hardwood Floor	Window Flr to Cel	B/I Closet
10	4th Br	2nd	16.37	x 10.47	Hardwood Floor	Window Flr to Cel	B/I Closet
11	Laundry	2nd	7.35	x 6.46	Stainless Steel Appl	Stainless Steel Sink	B/I Shelves
12	Rec	Bsmt	20.21	x 12.3	Vinyl Floor	Combined W/Kitchen	W/O To Yard
13	Kitchen	Bsmt	20.21	x 12.3	Combined W/Rec	B/I Appliances	Quartz Counter
14	Br	Bsmt	14.6	x 9.35	Vinyl Floor	Above Grade Window	B/I Closet
15	Br	Bsmt	12.14	x 11.09	Vinyl Floor	Above Grade Window	B/I Closet
16	Laundry	Bsmt	3.35	x 2.4	Vinyl Floor	Stainless Steel Appl	

Client Remarks: Welcome to a true architectural masterpiece that blends modern design with thoughtful functionality! The stunning home features an unique multi-level 2nd floor designed such that each bedroom enjoys its own sense of privacy while maintaining a seamless flow throughout the home. The main floor is a showcase of contemporary elegance starting with the dedicated front office offering the perfect work-from-home space and a gorgeous powder room with a smart toilet. The open-concept living room stuns with a dramatic open-to-above design with a massive 19 Ft floor-ceiling window and gorgeous chandelier! The chef-inspired kitchen impresses with sleek quartz counters and backsplash, built-in appliances, a massive centre island with breakfast seating underneath a soaring 19 ft open-to-above ceiling. The open concept family and dining room create the perfect entertaining hub with a modern gas fireplace, built-in speakers, and a walkout to the oversized deck. Upstairs, the primary suite is a private retreat with two walk-in closets, a private balcony, and a spa-like ensuite featuring a smart toilet, double vanity, and massive glass shower and freestanding tub! The second bedroom boasts floor-to-ceiling windows, a built-in closet, and its own 4-piece ensuite. The third and fourth bedrooms are equally impressive with built-in closets and expansive windows. 2nd Floor is completed with a 2nd office nook and a large laundry with side-by-side appliances and tons of storage! The fully finished basement offers incredible versatility with a complete 2-bedroom apartment, including a spacious recreation room, a second kitchen, a second laundry, and a convenient walkout to the privacy fenced and fully landscaped backyard. This home is a rare opportunity to own a one-of-a-kind property that balances luxury, design, and function in the heart of East York! Just minutes from top-rated schools, the vibrant Danforth, lush parks, the DVP, and TTC access.

Inclusions: Main & Second Level: Samsung smart refrigerator, Samsung wall oven, Samsung dishwasher, Samsung b/i microwave, s/s hood fan, Samsung s/s front load washer & dryer. Lower Level: Whirlpool s/s refrigerator, Whirlpool cooktop, Whirlpool s/s dishwasher, Whirlpool

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 4:38:10 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

s/s built-in microwave, Samsung s/s washer & dryer all electric light fixtures, hot water heater, gas furnace and equipment and central air conditioner and equipment all owned.

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