



185 Donlands Ave Toronto Ontario M4J 3P9 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,109.78/2025 For: Sale % Dif: 97 Sold Date: 10/19/2025 SPIS: N Last Status: SLD DOM: 3		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.77 x 90 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4xUpper, 1x2xBsmt
Dir/Cross St: Donlands Ave & Danforth Ave Directions: Donlands Ave & Danforth Ave		

MLS#: E12467168 **PIN#:** 104100065
Legal: PT LT 26 PL 1955 TWP OF YORK AS IN CA657389; 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: Year Built: 1920 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.38	x 10.66	Hardwood Floor
2	Dining	Main	6.76	x 7.78	W/O To Yard
3	Kitchen	Main	13.22	x 11.12	Stainless Steel Appl
4	Prim Bdrm	Upper	13.22	x 10.66	Hardwood Floor
5	2nd Br	Upper	8.83	x 11.15	Hardwood Floor
6	Br	Bsmt	12.14	x 13.39	Window
7	Utility	Bsmt	6.63	x 10.53	Vinyl Floor

Client Remks: FIRST-TIME HOME BUYERS? Still deciding between a condo and a house? Why share your space with hundreds of others and pay monthly fees when you can own a freehold home (land included!) for a similar price? Forget elevators, noisy neighbours and condo board rules. Instead, enjoy the freedom of a backyard, the privacy of your own space and the long-term value of owning a piece of Toronto land (they're not making any more of it!). Your morning latte strolls along the Danforth await you! Welcome to 185 Donlands Ave, a warm and inviting starter home featuring 2 bedrooms, 2 bathrooms, a finished basement and a walk-out to your own backyard oasis, perfect for summer BBQs with friends and family. The renovated kitchen is both stylish and functional, with a breakfast bar, granite counters and full-size stainless steel appliances. Downstairs, the rec room offers endless flexibility: set up a home office, create a gym, or host overnight guests with the convenience of a separate bathroom. Located in the heart of Danforth Village-East York, you're just steps from Donlands Subway Station, parks like Dieppe Park and Monarch Park and great schools including R.H. McGregor Elementary and East York Collegiate. For fitness enthusiasts, the options are endless; pilates, yoga, boxing, dance and group classes are all within walking distance. Plus, with the Danforth's vibrant shops, cafes and eateries at your doorstep, you'll never run out of reasons to get your daily steps in. With easy access to downtown, the DVP and TTC, this home offers you the chance to join an incredible community while enjoying all the city has to offer. Your new chapter awaits, don't let it pass you by!

Inclusions: Stainless Steel: Double-Door Fridge, Stove & Dishwasher. Washer & Dryer. All Electrical Light Fixtures. Garden Shed.

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



26 Queensdale Ave Toronto Ontario M4J 1X9 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,521.59/2025 For: Sale Sold Date: 10/15/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$750,000 List: \$799,000 % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: < .50 15.54 x 85.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Greenwood Ave/Queensdale Ave Directions: Greenwood Ave/Queensdale Ave

MLS#: E12458067 **PIN#:** 104130186
Legal: PCL 50-2 SEC M365; PT LT 50 N/S GUESTHOLME AV PL M365 EAST YORK; PT LT 51 N/S GUESTHOLME AV PL M365 EAST YORK COMM AT A POINT ON THE N/S OF GUESTHOLME AV, WHERE THE CENTRE LINE OF PARTITION WALL BTN THE HOUSES ERECTED ON THE HEREIN DESCRIBED LANDS AND THE HOUSE ON THE LANDS TO THE E THEREOF WOULD INTERSECT THE NLY LIMIT OF GUESTHOLME AV, SAID POINT BEING DISTANT 4 FT 0 1/2 INCH MORE OR LESS ELY FROM THE SW ANGLE OF LT 50; THENCE NLY TO AND ALONG THE SAID CENTRE LINE AND CONTINUING IN A STRAIGHT

Kitchens: 1 Fam Rm: N Basement: Full / Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1915 Apx Sqft: 700-1100 Lot Shape: Rectangular Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Park, School Interior Feat: None	Zoning: RS(f10.5;a325;d0.75*312) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.01	x 9.38	Eat-In Kitchen	Vinyl Floor	W/O To Yard
2	Dining	Main	13.39	x 6.99	Open Concept	Ceiling Fan	Window
3	Living	Main	16.47	x 13.45	Ceiling Fan	Window	
4	Br	2nd	13.62	x 11.65	Closet	Ceiling Fan	Window
5	Br	2nd	11.78	x 8.14	Closet	Ceiling Fan	Window
6	Br	2nd	9.51	x 7.91	Window		
7	Br	Bsmt	12.24	x 9.06	Closet	Window	
8	Laundry	Bsmt	14.47	x 8.07	Vinyl Floor	Laundry Sink	Window

Client Remks: Top 5 Reasons You Will Love This Home: 1) Ideally located on Queensdale in Danforth Village, steps from top-rated schools, Michael Garron Hospital, parks, shops, dining, TTC/Greenwood Subway, and easy access to the Don Valley Parkway 2) Delivering 3+1 bedrooms and 2 full bathrooms, with over 1,400 square feet of living space ready for your personal touch alongside an added peace of mind with upgrades including a newer roof with fascia, soffit, and eavestrough (2019), and a furnace (2018) 3) Retreat to the fully fenced backyard, providing a private outdoor experience with endless possibilities 4) Discover this fantastic investment opportunity, well-suited for end-users, renovators, or those seeking an income-generating property 5) Unlock the potential to renovate and customize in one of Toronto's most vibrant and highly sought-after neighbourhood. 980 above grade sq.ft. plus a partially finished basement. *Please note some images have been virtually staged to show the potential of the home.
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Existing Ceiling Fans, Existing Light Fixtures, Existing Window Coverings.
Listing Contracted With: FARIS TEAM REAL ESTATE BROKERAGE 705-797-8485



1058 Woodbine Ave Toronto Ontario M4C 4C5 Toronto E03 Danforth Toronto Taxes: \$3,411.93/2024 Sold Date: 10/15/2025 SPIS: N Last Status: SLD DOM: 40			Sold: \$785,000 List: \$799,900 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21 x 100 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Woodbine Avenue & Danforth Avenue Directions: Woodbine Avenue & Danforth Avenue			

MLS#: E12383576 **PIN#:** 104230345
Legal: PT LT 93 PL 2170 TWP OF YORK AS IN TB542851, S/T & T/W TB542851; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 9.22	
2	Dining	Main	11.42	x 9.88	
3	Kitchen	Main	12.89	x 9.68	
4	Br	2nd	11.29	x 10.96	
5	Br	2nd	10.56	x 7.55	
6	Kitchen	2nd	10.96	x 10.1	
7	Living	Bsmt	15.91	x 12.24	Combined W/Kitchen
8	Kitchen	Bsmt	15.91	x 12.24	Combined W/Living
9	Br	Bsmt	8.89	x 7.78	

Client Remks: This beautifully maintained semi-detached home offers the perfect blend of charm, functionality, and location. Nestled in a vibrant, family-friendly neighbourhood, its an ideal opportunity for first-time home buyers and savvy investors alike. With three separate entrances and three kitchens, the layout is perfectly suited for creating distinct living spaces whether youre looking to generate income, accommodate extended family, or enjoy a flexible multi-unit setup. The home offers excellent income potential, with projected rents of approximately \$1,700 for the second floor, \$1,400 for the main level, and \$1,200 for the basement bringing the total possible rental income to \$4,300 per month and an impressive 6% cap rate. Live in one unit and let the others help cover your mortgage an ideal scenario for house-hackers or anyone looking to offset living costs. Inside, you'll find thoughtful updates throughout, including new lighting, a fully renovated second-floor bathroom, and brand-new flooring across the entire upper level, adding both comfort and modern appeal. Outside, the aluminum siding and front deck were fully redone in 2025, and the spacious backyard deck offers the perfect spot for entertaining or unwinding on warm summer evenings. Location-wise, it doesnt get much better. Just a short walk to Woodbine Station and Danforth GO, your commute to downtown Toronto is a breezy 20-minute ride. You're also minutes from the scenic Toronto Beaches and just steps from East York's eclectic mix of cozy cafes, trendy restaurants, boutique shops, and green parks everything you need for a vibrant, connected lifestyle.

Inclusions: 2 Fridges, 2 Stoves, All Electrical Light Fixtures

Listing Contracted With: TONY K REAL ESTATE 416-750-1777



1008 Woodbine Ave Toronto Ontario M4C 4C1 Toronto E03 Danforth Toronto Taxes: \$4,227.35/2024 Sold Date: 08/18/2025 SPIS: N Last Status: SLD DOM: 12			Sold: \$1,050,000 List: \$799,999 For: Sale % Dif: 131
Duplex Link: 2-Storey	Fronting On: W Acreage: 17.69 x 100 Feet Irreg:	Rms: 10 Bedrooms: 3 + 3 Washrooms: 3 1x4x2nd, 1x3xGround, 1x4xLower	Dir/Cross St: Woodbine/Danforth Directions: North of Danforth on Woodbine Ave.

MLS#: E12327414 **PIN#:** 104230410
Legal: PT LT 32 PL 2170 TWP OF YORK AS IN EY153062,S/T & T/W EY153062; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite, Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 12.01	Combined W/Dining	Walk-Out	Large Window
2	Kitchen	Main	14.63	x 12.01	Combined W/Dining	Open Concept	
3	2nd Br	Main	10.24	x 12.01	Large Closet	Large Window	Laminate
4	Br	Lower	11.81	x 11.22	Laminate	4 Pc Ensuite	
5	3rd Br	Lower	10.17	x 11.22			
6	Den	Lower	6.89	x 5.91			
7	Living	2nd	12.14	x 12.01	Combined W/Dining	Laminate	Large Window
8	Kitchen	2nd	10.43	x 10.99	Combined W/Dining	Laminate	Eat-In Kitchen
9	4th Br	2nd	6.56	x 9.02	Large Closet	Window	
10	5th Br	2nd	12.14	x 10.5	Large Window	Large Closet	

Client Remks: Live, Rent, or Invest at 1008 Woodbine Ave - a fully renovated legal duplex in one of Torontos most connected neighbourhoods, just steps to the Woodbine subway and vibrant Danforth! Renovated top-to-bottom in 2015 with permits, this home offers soaring ceilings on every level and versatile living options.The main unit spans 3 beds + den, 2 baths, and walks out to a newly built deck perfect for families or multi-generational living. The second unit is a spacious 2-bed suite, ideal for rental income or extended family. Bonus: a rare oversized 1.5-car garage with a very friendly neighbour. Own a turn-key property in a thriving community with shops, parks, schools, and transit at your doorstep! Live in one, rent the other, house the fam, or build equity... your move!

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



44 Queensdale Ave Toronto Ontario M4J 1X9 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,795.99/2025 Sold Date: 08/27/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$760,000 List: \$810,000 For: Sale % Dif: 94																																										
Semi-Detached Link: 2-Storey		Fronting On: N Acreage: 17.71 x 85.5 Feet Irreg:		Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt																																									
Dir/Cross St: Sammon Ave & Linsmore Cres Directions: From Sammon Ave turn south on Linsmore Cres, then right on Queensdale Ave. The property is on the right. PIN#: 104130177																																													
Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Front Yard Parking, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown																																											
<table><tr><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>x 13.06</td><td>Hardwood Floor</td><td>Combined W/Dining</td><td>Window</td></tr><tr><td>x 10.01</td><td>Hardwood Floor</td><td>Combined W/Living</td><td>Window</td></tr><tr><td>x 13.06</td><td>O/Looks Backyard</td><td>W/O To Patio</td><td></td></tr><tr><td>x 11.58</td><td>Hardwood Floor</td><td>Closet</td><td></td></tr><tr><td>x 13.06</td><td>Hardwood Floor</td><td>Closet</td><td></td></tr><tr><td>x 7.55</td><td>Hardwood Floor</td><td></td><td></td></tr><tr><td>x 13.06</td><td>Above Grade Window</td><td></td><td></td></tr><tr><td>x 7.51</td><td>3 Pc Bath</td><td>Above Grade Window</td><td></td></tr><tr><td>x 13.06</td><td>Combined W/Laundry</td><td>Laundry Sink</td><td>Walk-Out</td></tr></table>						Width (ft)	Description			x 13.06	Hardwood Floor	Combined W/Dining	Window	x 10.01	Hardwood Floor	Combined W/Living	Window	x 13.06	O/Looks Backyard	W/O To Patio		x 11.58	Hardwood Floor	Closet		x 13.06	Hardwood Floor	Closet		x 7.55	Hardwood Floor			x 13.06	Above Grade Window			x 7.51	3 Pc Bath	Above Grade Window		x 13.06	Combined W/Laundry	Laundry Sink	Walk-Out
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icious East York Gem! Discover the possibilities with this charming 2-storey semi-detached bought-after and vibrant neighborhoods. Featuring legal front yard parking, this 3-bedroom, 2-r. Whether you're envisioning your dream home or planning your next investment project, builders, renovators, and savvy investors with a creative vision. Nestled just steps from the hly regarded R.H. McGregor Elementary and Cosburn Middle School district, this home alue. Enjoy all that East York has to offer, a warm, welcoming community, tree-lined streets, nutes from the Greenwood subway station, Woodbine Beach, and have convenient access to d shopping, dining, and cozy neighborhood cafes. Don't miss your opportunity to transform pecial. The potential is yours to unlock!																																													
REALTY LTD.416-462-1888																																													



180 Monarch Park Ave Toronto Ontario M4J 4R8 Toronto E03 East York Toronto Taxes: \$5,384.18/2025 Sold Date: 07/25/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$925,100 List: \$858,800 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.67 x 100 Feet Irreg: 100.11 ft x 19.46 ft x 100.15 ft x 18.66	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x5xBsmt	Dir/Cross St: Coxwell & Danforth Ave Directions: Coxwell & Danforth Ave

MLS#: E12276152 **PIN#:** 104120267
Legal: PT LT 68 W/S BATHGATE AV PL 517E TORONTO; PT LT 69 W/S BATEGATE AV PL 517E TORONTO AS IN CT169775; S/T & T/W CT169775; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1916 Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Fam/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None ProFeat: Family Room, Hospital, Park, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In Shed Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 10.76	Parquet Floor	Fireplace	Window
2	Foyer	Main	16.96	x 7.41	Tile Floor		
3	Dining	Main	11.55	x 11.45	Tile Floor	Window	
4	Kitchen	Main	9.81	x 14.7	Tile Floor	Window	W/O To Yard
5	Prim Bdrm	2nd	14.7	x 10.01	Hardwood Floor	Window	Closet
6	2nd Br	2nd	13.91	x 9.19	Hardwood Floor	Window	Closet
7	3rd Br	2nd	13.98	x 11.35	Hardwood Floor	Window	Closet
8	Bathroom	2nd	7.87	x 5.28	4 Pc Bath		
9	Rec	Bsmt	15.52	x 13.78			
10	Dining	Bsmt	11.75	x 7.19	W/O To Yard		

Client Remks: Welcome to 180 Monarch Park, A Charming Opportunity in Danforth Village. Located in the heart of East Yorks sought-after Danforth Village, this rare to find 3-bedroom, 2-full bathroom home offers just under 1400 Sq Ft above Grade with a spacious and functional layout ideal for comfortable family living. This property also features a legal front pad parking, a separate entrance to the basement, and a private backyard. Enjoy outdoor relaxation on the large front veranda, which has a large window for the family room area. The second floor boasts generously sized bedrooms, ample closet space, and newer hardwood flooring *Roof (2016)*This property provides easy access to the TTC, DVP, Michael Garron Hospital and downtown Toronto. Whether you're a first-time buyer, downsizer, or renovator looking to invest in a vibrant, family-friendly neighbourhood this home offers outstanding potential in a prime location. *Walking Distance to Shops on Danforth and Transit*This home is being sold in as is, where is condition
Inclusions: All Main Floor Kitchen Appliances, Washing Machine and Dryer, All windows coverings (Hard Water Softener can be left if buyers would like to keep it, or seller can have it removed)
Listing Contracted With: RE/MAX EXPERTS905-499-8800



397 Sammon Ave Toronto Ontario M4J 2A9 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,623/2025 For: Sale % Dif: 118 Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,060,019 List: \$899,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.75 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Greenwood and Sammon Directions: Greenwood and Sammon

MLS#: E12485098 **PIN#:** 104130088
Legal: PCL 71-2 SEC M486; PT LT 71 S/S SAMMON AV PL M486 EAST YORK

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: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Deck 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: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.42	x 3.42	
2	Living	Main	12.99	x 9.32	Crown Moulding Large Window Laminate
3	Dining	Main	13.85	x 10.33	Large Window Laminate
4	Kitchen	Main	8.66	x 13.16	Family Size Kitchen Stainless Steel Appl W/O To Deck
5	Prim Bdrm	2nd	12.99	x 10.99	Large Window Hardwood Floor Closet
6	2nd Br	2nd	13.58	x 8.99	Window Hardwood Floor Closet
7	3rd Br	2nd	11.32	x 8.23	Window Hardwood Floor Closet
8	Bathroom	2nd	8.23	x 5.58	4 Pc Bath Tile Floor Window
9	Rec	Bsmt	15.91	x 12.6	Pot Lights Broadloom Above Grade Window
10	Laundry	Bsmt	10.99	x 13.09	Combined W/Workshop
11	Cold/Cant	Bsmt	8.07	x 13.09	

Client Remks: Beautifully updated 3-bedroom semi in the heart of East York, just minutes from the vibrant Danforth! This tranquil main floor is perfect for both family living and entertaining, featuring a large, light-filled kitchen with newly refinished cabinets, stainless steel appliances, and ample storage with generous cupboard space and open shelving. Step through the walk-out to a sunny south-facing backyard framed by cedar trees, barberry shrubs, and a flowering dogwood-complete with a spacious deck and lower patio ideal for dining, lounging, or hosting friends. Upstairs, three generous bedrooms each offer full closets, complemented by a beautifully renovated washroom (2019) and convenient hallway storage including a closet, linen closet, and built-in cupboards. The finished basement provides excellent flex space-large enough for a family room, home office, or gym. Located in the sought-after RH McGregor school catchment and just steps from Dieppe Park, the TTC, and an array of Danforth cafes, restaurants, and shops, 397 Sammon blends urban convenience with community.

Inclusions: Fridge, stove, range hood, dishwasher, washer and dryer, freezer, AC and Furnace (2023), BBQ, gazebo, all ELFs and window coverings.

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



259 Gowan Ave Toronto Ontario M4J 2K7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,894/2025 For: Sale % Dif: 112 Sold Date: 10/06/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,010,000 List: \$899,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 22.51 x 150.19 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Pape Ave & Cosburn Ave Directions: Pape Ave & Cosburn Ave

MLS#: E12429158 **PIN#:** 104060051
Legal: PCL 252-1 SEC M39; PT LT 252 S/S GOWAN AV PL M39 EAST YORK PT 1, 66R18344; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Heat Pump / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Public Transit, School, School Bus Route Exterior Feat: Porch Enclosed Interior Feat: On Demand Water Heater, Water Heater Owned	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.29	x 11.19	Hardwood Floor
2	Dining	Ground	12.11	x 11.25	Hardwood Floor
3	Kitchen	Ground	13.32	x 11.48	Laminate
4	Prim Bdrm	2nd	13.02	x 10.86	Window
5	2nd Br	2nd	11.19	x 10.86	Window
6	3rd Br	2nd	11.48	x 7.58	Window
7	Rec	Bsmt	14.53	x 9.84	Panelled
8	4th Br	Bsmt	10.4	x 7.19	Panelled
9	Laundry	Main	0	0	Combined W/Kitchen
10	Bathroom	2nd	0	0	4 Pc Bath
11	Bathroom	Bsmt	0	0	2 Pc Bath

Client Remks: Welcome to 259 Gowan Ave! This bright and inviting 3-bedroom family home is nestled in the heart of Pape Village, one of Toronto's most walkable and family-friendly neighborhoods located in one of East York's most desirable neighborhoods. With a rare extra-long 150-footlot, it offers abundant outdoor space perfect for gardening, play, entertaining, or future expansion potential. The main living spaces are warm and functional, ideal for both everyday living and hosting. Kitchen is bright and spacious. The laundry is super convenient being on the main floor. Upstairs you'll find the primary bedroom with picture window and generous closet space. The second and third bedrooms are well-sized, filled with natural light, providing comfort and privacy for the whole family. The basement with a separate entrance, a bedroom, a rec room and 2 pc washroom, has the potential to be renovated into an income generating rental. A rare advantage in the city, this home includes private parking, ensuring convenience year-round. Enjoy the best of urban living in Toronto's East End with this exceptional location, steps to Pape Village shops, restaurants, schools, and within walking distance to Pape subway station plus easy access to the future Ontario Line. Whether you're a growing family, a professional couple, or looking to invest in a prime neighborhood, 259 Gowan Ave offers the perfect blend of space, location, and opportunity. Floor plans are attached to the listing. Pre-Listing inspection is available for buyer's confidence.

Inclusions: Stove, dishwasher, washer & dryer, fridge, inflatable hot tub (backyard). Tankless hot water heater - May 2025 (Owned), Heat Pump - May 2025 (Owned). Furnace - 1 year old. Roof - approximately 10 years.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-470-9800

	678 Sammon Ave Toronto Ontario M4C 2E2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,607.47/2025 Sold Date: 10/18/2025 SPIS: N Last Status: SLD DOM: 31			Sold: \$915,000 List: \$899,000 For: Sale % Dif: 102				
	Semi-Detached Link: 2-Storey		Fronting On: S Acreage: 20.05 x 100.13 Feet Irreg:		Rms: 6 + 2 Bedrooms: 2 + 2 Washrooms: 2 1x4x2nd, 1x4xBsmt			
	Dir/Cross St: Coxwell Ave / Sammon Ave Directions: From the lake, North on Coxwell Ave, Right Turn on Sammon Ave							
MLS#: E12409271 PIN#: 104190205 Legal: LT 10 PL 2340 TWP of York T/P & S/T TB414107; TORONTO (E YORK), CITY OF TORONTO								
Kitchens: 1 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability, Storage			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	15.29	x 11.78	Hardwood Floor	Combined W/Dining	Window	
2	Dining	Main	12.37	x 12.11	Combined W/Living	Hardwood Floor		
3	Kitchen	Main	11.65	x 11.25				
4	Prim Bdrm	2nd	13.19	x 9.28	Broadloom	Closet		
5	2nd Br	2nd	9.91	x 9.78	Broadloom	Closet		
6	3rd Br	Lower	10.1	x 8.92	Window			
7	4th Br	Lower	10.89	x 7.61	Window			
8	Laundry	Lower	11.32	x 8.37				
Client Remks: Welcome to 678 Sammon Avenue East, a charming 2 Story semi offering a perfect blend of comfort and convenience. This home features 2 spacious bedrooms, 2 bathrooms, and 2 additional rooms on the lower level, providing plenty of flexibility for additional bedrooms, home office, guest suite, or recreation space. The main floor boasts a generous layout with a bright kitchen and large living/dining area, ideal for everyday living and entertaining. Enjoy a lovely backyard retreat, perfect for relaxing outdoors. Located just steps from the Danforth, TTC Coxwell Subway, DVP access, shops, restaurants, parks, and schools, this property is also only minutes from Michael Garron Hospital making it a truly unbeatable location. The lower level offers a separate entrance, creating the potential for an income generating apartment or simply extra space for your growing family. Don't miss the opportunity to make this wonderful home yours! **Check out the 3D Virtual Tour** Inclusions: All Existing Appliances Fridge, Stove, Microwave, Built in Dishwasher, Washer and Dryer, All Electrical Light Fixtures, GB&E (furnace) Hot Water Tank (2024) Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016								



533 Milverton Blvd		Sold: \$875,000	
Toronto Ontario M4C 1X6		List: \$899,000	
Toronto E03 Danforth Toronto			
Taxes: \$5,489.75/2025		For: Sale	% Dif: 97
Sold Date: 10/14/2025			
SPIS: N	Last Status: SLD	DOM: 22	
Semi-Detached	Fronting On: S	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 3	
2-Storey	19.58 x 120 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Coxwell and Milverton Directions: Coxwell and Milverton			

MLS#: E12419643	PIN#: 104220027
Legal: PT LT 139 PL 571E TORONTO	

Kitchens: 1 + 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Walk-Up / Finished	Park/Drive: Mutual	Gas:
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:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat:	HST Applicable to Included In
Roof: Shingles	Interior Feat: Carpet Free, In-Law Suite, Water Softener, Water Purifier	Sale Price:
Foundation: 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	Living	Main	15.45	x 15.03	Hardwood Floor	Open Concept	Window
2	Dining	Main	12.47	x 10.5	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	10.43	x 7.41	Tile Floor	Open Concept	W/O To Deck
4	Breakfast	Main	10.86	x 7.12	Tile Floor	Open Concept	
5	Sunroom	Main	10.1	x 6.4	Sliding Doors	W/O To Deck	
6	Prim Bdrm	2nd	15.45	x 13.62	Hardwood Floor	Window	Closet
7	2nd Br	2nd	13.06	x 10.17	Hardwood Floor	Window	
8	3rd Br	2nd	13.78	x 8.14	Hardwood Floor	Window	Closet

Client Remks: In the heart of vibrant Danforth Village, this East York semi-detached offers a rare opportunity to create a multi-million-dollar show piece just as so many neighbors already have. Set on a picturesque, tree-lined street brimming with character, this three-bedroom, two-bath home combines charm, convenience, and incredible potential. A welcoming front porch invites you to linger over your morning coffee, while the open-concept living and dining space flows into a bright, eat-in kitchen that walks out to a sprawling deck perfect for hosting friends on warm evenings. The finished basement, complete with a kitchen, spacious living area, and a separate walk-up entrance, adds significant income potential or space for extended family. Three-car parking, including a garage, is an enviable bonus in this sought-after neighborhood. Here, lifestyle is everything. With a 93 Walk Score, you're just steps from independent boutiques, cozy cafes, and acclaimed restaurants along the Danforth. Monarch Park with its pool, dog-friendly trails, and green spaces is minutes away, and both Coxwell and Greenwood subway stations make the downtown commute effortless. Top-rated schools such as Earl Beatty Jr. and Senior Public School and Monarch Park Collegiate Institute are also close by, making this a long-term investment for your future. This is your chance to transform a solid home in an unbeatable location into a chic urban for young professionals ready to put down roots in one of Toronto's most exciting communities.

Inclusions: fridge (x2), stove (x2), washer, dryer

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



551 Milverton Blvd		Sold: \$916,000	
Toronto Ontario M4C 1X6		List: \$899,800	
Toronto E03 Danforth Toronto			
Taxes: \$4,742/2024		For: Sale	% Dif: 102
Sold Date: 07/16/2025			
SPIS: N	Last Status: SLD	DOM: 14	
Semi-Detached	Fronting On: S	Rms: 6 + 2	
Link:	Acreage:	Bedrooms: 3	
2-Storey	17.58 x 120 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Danforth Ave/Coxwell Ave			
Directions: North on Coxwell from Danforth, East on Milverton Blvd.			

MLS#: E12255312 **PIN#:** 104220036
Legal: PT LT 135 PL 571E TORONTO; PT LT 136 PL 571E TORONTO AS IN CA333272, T/W & S/T CA333272; TORONTO , CITY OF TORONTO


Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: R(d0.6*322)
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A Hydro: Y
Basement: Full / Finished	Park/Drive: None	Gas: Y Phone: A
Fireplace/Stv: N	Drive: None	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:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1922	Prop Feat: Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Unknown
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.43	x 12.57	Open Concept	Pot Lights	Vinyl Floor
2	Dining	Main	25.43	x 12.57	Combined W/Living	Pot Lights	Vinyl Floor
3	Kitchen	Main	10.24	x 12.57	Breakfast Bar	W/O To Patio	Ceramic Floor
4	Prim Bdrm	2nd	13.78	x 10.5	Picture Window	Hardwood Floor	
5	Br	2nd	13.65	x 6.89	Broadloom		
6	Br	2nd	13.42	x 8.2	Hardwood Floor		
7	Bathroom	2nd	0	0	4 Pc Bath		
8	Rec	Bsmt	19.98	x 12.57	Above Grade Window	Pot Lights	Broadloom
9	Laundry	Bsmt	8.17	x 6.86	Ceramic Back Splash	Above Grade Window	Pot Lights
10	Bathroom	Bsmt	0	0	3 Pc Bath		

Client Remks: Nice 3 Br. Semi-Detached Home with Open Concept Living Room and Dining Room and Kitchen, Breakfast Bar, Walk out to Sun Deck from Kitchen, 6'4" Basement Ceilings with Above Grade Windows, Beautiful Long Private Backyard, Beautiful Location, Beautiful Backyard, 100amp Service Wiring (2004).
Inclusions: Fridge, Stove, All Existing Light Fixtures, Washer, Dryer, Garden Shed, Gas Boiler & Electric, Central Air Conditioning
Listing Contracted With: GOWEST REALTY LTD. 416-534-3511



96 WOODINGTON Ave			Sold: \$875,000		
Toronto Ontario M4C 3J8			List: \$899,900		
Toronto E03 Danforth Toronto					
Taxes: \$4,328/2025		For: Sale		% Dif: 97	
Sold Date: 08/15/2025					
SPIS: N		Last Status: SLD		DOM: 70	
Semi-Detached		Fronting On: W		Rms: 9	
Link:		Acreage:		Bedrooms: 3	
2-Storey		16.78 x 101.67 Feet		Washrooms: 1	
		Irreg:		1x3	
Dir/Cross St: MILVERTON BLVD AND COXWELL AVE					
Directions:					
Coxwell ave to Milverton Blvd. Turn east. Turn south on Woodington Ave. The property is on your Right.					
PIN#: 104210344					
13; S/T & T/W EV73113; TORONTO, CITY OF TORONTO					
Exterior:		Brick		Zoning:	
Gar/Gar Spcs:		Detached / 1		Cable TV: Y Hydro: Y	
Park/Drive:		Mutual		Gas: Y Phone: Y	
Drive: Mutual				Water: Municipal	
Drive Park Spcs: 1				Water Supply Type:	
Tot Prk Spcs: 1				Sewer: Sewers	
UFFI:				Waterfront: None	
Pool: None				Retirement:	
Prop Feat: Hospital, Level, Library, Park, Place Of Worship, Public Transit				HST Applicable to In Addition To	
Interior Feat: Water Meter				Sale Price:	
				Farm/Agr:	
				Oth Struct:	
				Survey Type: None	
				Spec Desig: Unknown	
Width (ft)		Description			
In the heart of East York. This highly sought after neighborhood is home to this 3 bedroom 1 bath semi that is beaming with potential. The shared driveway leads to a private backyard space with a garage large enough to secure your vehicle or develop into a workshop. The home has been in the same family since the 1960's and is ready for the next chapter. The property is situated within a 5 minute walk to Coxwell TTC subway station, and steps to the local school. In addition, shopping and the hospital are all within a 10 minute walk. The home is well laid out with the primary bedroom overlooking the quiet street and the secondary bedroom boasting a peaceful view of the backyard. Don't miss out on your opportunity to enjoy city life from the covered porch as you watch the world stroll by..					
Including light fixtures and window coverings					
ROYAL HERITAGE REALTY LTD.705-742-4777					



38 Queensdale Ave
Toronto Ontario M4J 1X9
Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,411.41/2025 **For:** Sale **% Dif:** 100
Sold Date: 09/30/2025
SPIS: N **Last Status:** SLD **DOM:** 5

Sold: \$928,000
List: \$925,000

Semi-Detached
Link:
2-Storey

Fronting On: N
Acreage:
17.37 x 86.07 Feet
Irreg:

Rms: 5 + 1
Bedrooms: 2
Washrooms: 1
1x4x2nd

Dir/Cross St: Sammon and Greenwood **Directions:** South of Sammon, East of Greenwood

MLS#: E12427281
Legal: See Schedule B

PIN#: 104130180

Kitchens: 1
Fam Rm: N
Basement: Walk-Out / Partially Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 700-1100
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle, Rolled
Foundation: Brick
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior:
Vinyl Siding / Brick Veneer
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Front Yard Parking
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: **Exterior Feat:** Deck
Interior Feat: Floor Drain, Water Heater
Owned
Security Feat: Smoke Detector

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: Shed
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	13.78	x 13.19	Hardwood Floor	Picture Window
2	Dining	Ground	11.22	x 10.3	Hardwood Floor	Window
3	Kitchen	Ground	11.48	x 9.15	Laminate	Quartz Counter W/O To Deck
4	Prim Bdrm	2nd	13.16	x 11.06	Hardwood Floor	Window
5	2nd Br	2nd	11.19	x 7.84	Hardwood Floor	Window
6	Office	Bsmt	10.73	x 8.23	Above Grade Window	W/O To Garden
7	Utility	Bsmt	25.13	x 13.29	Above Grade Window	Laundry Sink

Client Remks: SOLD FIRM WAITING FOR DEPOSIT. STYLISH EAST END LIVING Discover this beautiful 2-bedroom, 1-bathroom, semi-detached home located in the heart of East York's desirable Greek Town area. Enjoy a stunning light-filled, open-concept living room and dining room that flow seamlessly for comfort and style. The kitchen's ample cabinet space and gas stove area cooks dream. Upstairs, you'll find two bedrooms and a full family bath, perfect for growing families or guests. The unfinished basement with a laundry area offers plenty of storage. There is also a finished room with its own walkout that can be used as a home office. Step outside to a fantastic outdoor space with both upper deck and lower patio ideal for tranquil evenings, entertaining family and friends or just reading a book. It's all made easier with a gas connection for the BBQ. The garden is bordered by perennial flowering shrubs with a no maintenance Riverstone feature. There is also a storage shed for bicycles and gardening supplies. And parking is easy with a legal, front pad for 1 car, a rarity in the area. Whether you're a first-time buyer, downsizer, or investor, this charming home is move-in ready. With easy access to public transit, parks, schools and a myriad of shops and restaurants, this location offers the perfect blend of convenience and community.
Inclusions: All existing appliances: gas stove, built-in microwave/stove hood, fridge, built-in dishwasher, washer and dryer, dehumidifier, BBQ, all electric light fixtures.

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



256 Sammon Ave Toronto Ontario M4J 1Z7 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,898.32/2024 For: Sale % Dif: 91 Sold Date: 08/26/2025 SPIS: N Last Status: SLD DOM: 61		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 12.6 x 85 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4xGround, 1x3x2nd
Dir/Cross St: Donlands and Danforth Directions: Donlands and Danforth		

MLS#: E12247394 **PIN#:** 104100310
Legal: PT LT 4 PL 1802 TWP OF YORK AS IN TB537786; T/W TB537786; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partial Basement / Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Primary Bedroom - Main Floor, In-Law Capability	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.18	x 11.25	Hardwood Floor	Bay Window	Open Concept
2	Dining	Main	5.15	x 11.25	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Main	12.99	x 11.25	Ceramic Back Splash	Marble Counter	W/O To Yard
4	2nd Br	Main	11.75	x 10.33	Hardwood Floor	Track Lights	
5	Prim Bdrm	2nd	12.4	x 11.25	Hardwood Floor	South View	Large Window
6	Den	2nd	12.24	x 7.91	Hardwood Floor	Double Closet	W/O To Terrace
7	Br	Lower	17.59	x 10.93	Vinyl Floor		
8	Laundry	Lower	17.26	x 11.09			
9	Utility	Lower	11.09	x 6.82			

Client Remks: This charming corner home offers one of the largest floor plans on the block and boasts a prime location! Situated close to sought-after schools, with quick access to the DVP, and within walking distance of the upcoming Metrolinx transit system, you'll find commuting and city exploration a breeze. Enjoy the convenience of being just minutes from downtown, via Donlands Subway Station, and relish in the beautiful local parks nearby. The house features a welcoming open-concept living, dining, and kitchen area with high ceilings, hardwood floors, and a bright, south-facing bay window. The kitchen, with newer counters and cabinetry, walks out to a fenced side yard- perfect for gardening enthusiasts. A huge rooftop patio offers fantastic outdoor living space with possibilities for a future addition. Plus, there's private parking for two cars! Inside the main level includes a spacious primary bedroom, a 4-piece bathroom, and a unique spiral staircase leading to a partially finished basement. A basement rec room/bedroom has 7' ceiling height creating a versatile extra insulated space. Perfect for a home studio or your finishing touches. Upstairs, you'll find a second bedroom, a newly renovated 3 pc washroom, a large den or family room and access to the wonderful rooftop deck, ideal for outdoor entertaining and relaxation. There's also potential to create an income suite from the exterior stairway to this level. Perfect spacious condo alternative with an excellent outdoor space and ample parking. With the vibrant Danforth Avenue shops and restaurants just steps away, this is truly a must see home! Note: Pictures are of staging no longer in the present at the property.

Inclusions: Fridge, Stove, Dishwasher, Gas burner and equipment (service plan), all Light fixtures and window coverings.

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



16 Inwood Ave Toronto Ontario M4J 3Y3 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,100,000 List: \$949,000
Taxes: \$5,286.15/2025	For: Sale	% Dif: 116
Sold Date: 11/11/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: W	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	22.75 x 90.5 Feet	Washrooms: 3
	Irreg:	1x2xGround, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Donlands & Danforth Directions: Donlands & Danforth		

MLS#: E12507898 **PIN#:** 104100352
Legal: PLAN 2239 PT LOT 42 PT LOT 43

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance / Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: In-Law Suite, Sump Pump Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 10.5	Hardwood Floor	Window	O/Looks Dining
2	Dining	Main	12.4	x 8.76	Hardwood Floor	Wainscoting	Window
3	Kitchen	Main	9.32	x 14.4	W/O To Yard	Updated	
4	Prim Bdrm	2nd	11.68	x 12.01	O/Looks Frontyard	Hardwood Floor	Closet
5	2nd Br	2nd	12.4	x 8.76	Window	Hardwood Floor	Closet
6	3rd Br	2nd	8.17	x 14.4	Window	O/Looks Garden	Hardwood Floor
7	Living	Lower	14.34	x 13.42	Hardwood Floor		
8	Br	Lower	9.15	x 13.68	Hardwood Floor	Window	
9	Den	Lower	6	x 14.01	Hardwood Floor	Window	

Client Remks: In LOVE with Inwood! Step inside this fully renovated, move-in-ready semi in the heart of Danforth Village - the total package! The main floor offers a seamless flow between the living, dining, and kitchen areas, plus a convenient main floor renovated powder room. Upstairs, you'll find three spacious bedrooms, a beautifully renovated 4-piece bath, and convenient laundry - all designed for effortless family living. The lower level offers incredible versatility with its own separate entrance, full kitchen, and bathroom - ideal for in-laws, guests, or a private work-from-home suite. Outside, enjoy a fully fenced backyard with deck off the kitchen - perfect for summer BBQs and outdoor entertaining - PLUS a private drive with parking for FOUR cars and a detached garage, a RARE find in this desirable neighbourhood. Just a short 10-minute stroll to the Danforth, steps from TTC, great schools, and parks - come see it for yourself; this home truly checks all the boxes!

Inclusions: All Existing Light Fixtures and Appliances Included: 2 Washing Machines; 2 Dryers; 2 Refrigerators; 2 Stoves; and a Whirlpool Dishwasher. EXTRAS: Recent Updates & Improvements Completely Renovated Basement Suite (2019). New Basement Walkout (2019). New Backyard Deck (2019). New Fence (2020). New Sliding Door to Backyard (2019). Added Washer/Dryer Adjacent to Primary Bedroom (2018).

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



181 Monarch Park Ave Toronto Ontario M4J 4R7 Toronto E03 Danforth Toronto Taxes: \$5,331.40/2025 Sold Date: 10/15/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,100,000 List: \$949,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Coxwell & Danforth Directions: Coxwell & Danforth

MLS#: E12451413 **PIN#:** 104210085
Legal: PT LT 226 PL 534E TORONTO; PT LT 227 PL 534E TORONTO AS IN CA477687; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage, Water Heater, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.47	x 13.58	Pot Lights	Hardwood Floor	Window
2	Dining	Main	10.17	x 15.35	Pot Lights	Window	Hardwood Floor
3	Kitchen	Main	12.43	x 8.86	Pot Lights	Tile Floor	Window
4	Foyer	Main	4.07	x 13.58	Closet	W/O To Porch	Tile Floor
5	Prim Bdrm	2nd	13.45	x 13.19	Large Window	Closet	Hardwood Floor
6	2nd Br	2nd	10.3	x 15.06	Window	Closet	Pot Lights
7	3rd Br	2nd	10.3	x 14.93	Window	O/Looks Backyard	Hardwood Floor
8	Rec	Lower	15.09	x 39.34			

Client Remks: Welcome to this inviting 3 bedroom, 2 bathroom gem in the heart of East York! From the moment you step onto the welcoming front porch, you'll feel right at home it's the perfect spot to enjoy your morning coffee or unwind after a busy day. Inside, a warm foyer opens into a bright living and dining area filled with character. A cozy fireplace creates the perfect focal point for relaxing evenings or gatherings with family and friends. The large eat-in kitchen includes a convenient main floor powder room and walks out to a beautiful back deck that leads to a cozy backyard ideal for outdoor dining, entertaining, or quiet relaxation. The unfinished basement is ready for customization. Additional storage is available in the detached garage. Located in one of the Danforth's most desirable family-friendly neighbourhoods, you're just steps from top-rated schools, parks, subway access, the DVP, and the vibrant shops and restaurants of the Danforth.

Inclusions: Fridge, stove, range hood, washer / dryer, ELFs and window coverings, BBQ, Front Patio Furniture, Gas Fireplace, Garage Door Opener

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



172 Woodycrest Ave Toronto Ontario M4J 3B9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,708.44/2025 For: Sale % Dif: 120 Sold Date: 07/29/2025 SPIS: N Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.58 x 100 Feet Irreg:	Rms: 6 + 4 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Pape Ave & Mortimer Ave Directions: South West corner of Mortimer Ave and Woodycrest Ave.		

MLS#: E12300499 **PIN#:** 104050376
Legal: PART LOT 128, W/S N WOODYCREST AVE PLAN M484 EAST YORK; DESIGNATED AS PART 4 ON REFERENCE PLAN 66R30801, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: 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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.76	x 10.04	Large Window
2	Dining	Main	12.57	x 7.68	W/O To Deck
3	Kitchen	Main	13.75	x 9.61	Breakfast Bar
4	Prim Bdrm	2nd	10.93	x 10.04	Large Window
5	2nd Br	2nd	14.04	x 7.91	Closet Organizers
6	3rd Br	2nd	10.83	x 8.99	Closet
7	Rec	Bsmt	9.35	x 14.34	Closet
8	Utility	Bsmt	9.97	x 10.53	Laundry Sink
9	Den	Bsmt	7.97	x 6.99	Combined W/Rec
10	Kitchen	Bsmt	11.06	x 6.36	Above Grade Window

Client Remks: Welcome to 172 Woodycrest Ave! A fabulous, solid-brick semi-detached home situated on a prime corner lot in the heart of the highly sought-after Danforth Village. This spacious two-storey home features 3 bedroom, 2 bathroom, a finished basement with a separate entrance, three parking spaces, including a side-by-side two-car detached garage. The main floor offers a foyer with a convenient closet, a welcoming and bright living room featuring a charming decorative fireplace, adding character and warmth. The dining room offers a walk-out to a deck and private yard, and it is combined with a spacious kitchen featuring a breakfast bar, stainless steel appliances and ample cabinetry. Upstairs, there are three comfortable bedrooms and a 4-piece bathroom. The finished basement includes a recreation room, a den/office area, a kitchen, a 3-piece bathroom, and a laundry room combined with a utility room. This finished living space is perfect for an extended family, guests, or a home office. Located just steps from the vibrant Danforth and surrounded by parks, local shops, cafes, and convenient TTC access, this home offers a true blend of comfort, location, and potential. 172 Woodycrest Ave is a must-see opportunity in one of Toronto's most desirable communities.

Inclusions: Maytag fridge, Samsung electric range, Range Hood, Frigidaire dishwasher, Whirlpool washer, GE Dryer, GE Fridge, Electric stove, All Elf's

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



37 Cadorna Ave Toronto Ontario M4J 3W7 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,037/2025 For: Sale % Dif: 100 Sold Date: 11/16/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$945,000 List: \$949,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: DONLANDS & COSBURN Directions: DONLANDS EAST OF GREENWOOD

MLS#: E12534692 **PIN#:** 104090067
Legal: PT LT SS, PLAN 2526 TWP OF YORK AS IN EY143208; S/T & T/W EY 143208, TORONTO, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1928 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 11.25	Hardwood Floor	Stained Glass	Open Concept
2	Dining	Main	12.99	x 9.51	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	9.74	x 11.98	Ceramic Floor	Eat-In Kitchen	O/Looks Backyard
4	Prim Bdrm	2nd	11.02	x 15.32	Hardwood Floor	Picture Window	Closet
5	2nd Br	2nd	11.52	x 9.25	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.06	x 9.19	Closet	Window	O/Looks Backyard
7	Rec	Bsmt	31.27	x 14.83	Open Concept	Above Grade Window	3 Pc Ensuite

Client Remks: Super Clean & Spotless Home, The House Is Fully Functional, But Could Use A Designers Touch. Many Of The Improvements Are Cosmetic. Roof Is Newer (6-9 Years), Furnace Is Also Newer (3-5 Years). Air Conditioning Is Less Than 10 Years. Most of The Windows Are Newer. These Are Approximate Dates. House Features A Solid Brick Exterior. The Interior Comes With An Open Concept Design, Hardwood Floors, 2 Bathrooms, Eat In Kitchen, 3 Bedrooms & A Finished Basement. Impressive Walk Score of 78. Mere Minutes To The Trendy Danforth, Where You Find An Electric Mix Of Shops, Dining & Local Amenities. Home Sold In "As Is" "Where Is" Condition.

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



33 Wiley Ave Toronto Ontario M4J 3W3 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,363/2024 For: Sale Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 11		Sold: \$972,500 List: \$989,000 % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 90.5 Feet Irreg: Mutual Drive	Rms: 6 + 2 Bedrooms: 2 Washrooms: 1 1x4
Dir/Cross St: Donlands and Milverton Directions: Donlands and Milverton		

MLS#: E12415571 **PIN#:** 104100329
Legal: LT 18 PL 2239 TWP OF YORK ; S/T & T/W CA666311; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Brick, Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Larger Sized 2 Bedroom Semi - Approx 974 sq ft Above Grade Per Floor Plans * Located On A Very Quiet Serene Kid-Friendly Street * Convenient To The Danforth and Subway's In East York * Renovated Semi-Detached Home * Updated Flooring * Stainless Steel Kitchen Appliances * Generous Open Concept Main Floor Living Spaces With High Ceilings And An Abundance Of Light * Finished Lower Level With Recreation Room / Office Area and Laundry Room / Storage * Rare Extra Wide Mutual Driveway Offers Easy Rear Parking * In Addition To Plentiful On-Street Parking * Updated Bathroom and Kitchen * Bright Second Floor Skylite * 10-Minute Walk To Donlands Station & Danforth Shopping * 3 Mins to Bus Stop * Easy Access To The Don Valley Parkway Via Don Mills Road, Parks & Recreational Trails * West-facing Updated Sunny Front Porch * Additional Newer Rear Yard Deck and Garden Shed * Newer Deck off Kitchen * Floor Plans attachment * Inclusions: Includes: Fridge, Stove, Dishwasher, Washer & Dryer, Prmary bedroom drapes, blinds, ceiling electric light fixtures, 2 flat roofs updated 2023 and 2024.					
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232					



SAGE REAL ESTATE LIMITED, Brokerage

261 Monarch Park Ave
Toronto Ontario M4J 4S6
Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,499/2025 **For:** Sale **% Dif:** 99
Sold Date: 07/30/2025
SPIS: N **Last Status:** SLD **DOM:** 21

Sold: \$980,000
List: \$989,000

MLS#: E12274572 **PIN#:** 104200126
Legal: PCL 173-1 SEC M434; PT LT 173 PL M434 EAST YORK PT 2 & 3, 66R14830; T/W PT LT 174 PL M434, PT 1, 66R14830 AS IN LT166961; S/T PT 2, 66R14830 AS IN LT166961; THE SAID PARTS OF LOTS 173 & 174 PL M434, PT 1 & 2, 66R14830 TO FORM TOGETHER A JOINT ROW FOR USE IN CONNECTION WITH THE PREMISES IMMEDIATELY ADJACENT THERETO, AS IN LT166961; TORONTO , CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1922
Yr Built Source: MPAC
Apx Sqft: 700-1100
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Concrete
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: Detached / 1
Park/Drive: Mutual
Drive: Mutual
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
Interior Feat: Water Heater Owned

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer:
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.35	x 10.27	Large Window	O/Looks Dining	Hardwood Floor
2	Dining	Main	9.61	x 12.99	Plate Rail	Large Window	Hardwood Floor
3	Kitchen	Main	7.87	x 12.34	Stainless Steel Appl	Granite Counter	Heated Floor
4	Sunroom	Main	6.79	x 6.17	Sliding Doors	W/O To Garden	Laminate
5	Prim Bdrm	2nd	13.91	x 12.93	Large Window	Closet	Hardwood Floor
6	2nd Br	2nd	15.75	x 10.37	O/Looks Backyard	Large Window	Hardwood Floor
7	Bathroom	2nd	9.19	x 4.72	4 Pc Bath	Pot Lights	Tile Floor
8	Other	Bsmt	31.69	x 12.73	Unfinished	Double Sink	Concrete Floor

Client Remks: Your charming 2-bedroom home with its welcoming front porch is your perfect entry to Danforth living at condo pricing. Classic character with thoughtful upgrades features a sunlit living room, spacious dining area with original wood details, gourmet kitchen with granite countertops, stainless steel appliances, gas range, heated floors, and a bonus sunroom. Upstairs, you will find two generous sized bedrooms and a modern bathroom. Opportunity to build equity awaits with an expansive basement ready for your personal touch. Located in one of Torontos most sought-after, family-friendly neighbourhoods, this home is steps to top-rated schools, parks and vibrant Danforth Avenue with its cafes, restaurants, shops, and quick access to Greenwood subway station or DVP. Move in and enjoy everything this incredible community has to offer.

Inclusions: S/S GE Profile Gas Range, B/I S/S Panasonic Microwave & Vent, S/S Bosch Dishwasher, S/S KitchenAid Fridge/Freezer, Maytag Washer, Samsung Dryer, Hot Water Tank, B/I Closet in Basement.

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



447 Mortimer Ave Toronto Ontario M4J 2G3 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,989.12/2025 For: Sale % Dif: 99 Sold Date: 10/16/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$982,500 List: \$995,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.5 x 90 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Greenwood & Mortimer Directions: South Side on Mortimer

MLS#: E12439583 **PIN#:** 104130453
Legal: PT LT 140 PL 2037 TWP OF YORK AS IN EY146034; S/T & T/W EY146034; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.53	x 9.84	Hardwood Floor	Window	Recessed Lights
2	Dining	Main	9.51	x 12.8	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	12.8	x 8.86	Stainless Steel Appl	W/O To Yard	Stone Counter
4	Br	2nd	10.83	x 10.17	Hardwood Floor	Closet Organizers	Window
5	2nd Br	2nd	9.84	x 8.86	Hardwood Floor	Closet	Window
6	3rd Br	2nd	6.89	x 9.84	Hardwood Floor	Window	
7	Rec	Bsmt	35.43	x 12.14	Laundry Sink		

Client Remks: Memories Begin on Mortimer. Welcome home to this sun-filled 3-bedroom semi-detached charmer, beautifully updated and ready to move in and enjoy. (OFFERS ANYTIME!) Thoughtful renovations include a stylish kitchen with stone countertops, a farmhouse sink, and a picture window overlooking your freshly sodded backyard perfect for summer evenings and morning coffee alike. Beyond the heart of the home, the mechanics and roof of this solid 2-storey have also been updated, giving peace of mind for years to come. The living and dining areas offer generous space for gatherings, while the bedrooms are well-proportioned with plenty of storage. The bathroom features a brand-new vanity, and the open basement awaits your personal touch and creative finishes. Set on a wonderful street in a vibrant, walkable community, you're steps from top schools including RH McGregor, Cosburn Middle School, and La Mosaïque. With four parks close by including Dieppe Park, a community favourite with playgrounds, sports fields, and winter skating outdoor fun is always within reach. A quick 10-minute stroll takes you to Greenwood subway, while the Danforths shops, cafes, and restaurants, plus easy DVP access, keep you connected to everything you need. More than just a house, this is where your next chapter begins on Mortimer, where community and connection thrive. Offer

Inclusions: All electrical light fixtures, stove/oven, fridge, microwave, dishwasher, freezer in basement, built in wardrobe in main bedroom, washer (2022), dryer (2022), furnace (2019), AC (2019), shelving in the second bedroom and in living room main floor, nest thermostat, ring doorbell, window curtains in primary bedroom.

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



216 Westwood Ave E Toronto Ontario M4J 2H4 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,946/2025 For: Sale % Dif: 130 Sold Date: 07/26/2025 SPIS: N Last Status: SLD DOM: 1		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.82 x 141 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Pape/Danforth Directions: North of Danforth east of pape		

MLS#: E12306588 **PIN#:** 104060264
Legal: PCL 5878 SEC EAST TOWNSHIP OF YORK; PT LT 258 N/S WESTWOOD AV PL M484 EAST YORK;

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Other / Other A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.18	x 14.9	Large Window	Hardwood Floor	Stained Glass
2	Dining	Main	7.05	x 12.27	Large Window	Hardwood Floor	Closet
3	Kitchen	Main	10.24	x 14.9	Ceramic Floor	Breakfast Bar	Stainless Steel Appl
4	Office	Main	6.86	x 12.07	W/O To Deck	Combined W/Kitchen	
5	Prim Bdrm	2nd	11.68	x 11.88	Large Window	Hardwood Floor	Large Closet
6	2nd Br	2nd	11.55	x 10.07	Large Window	Hardwood Floor	
7	3rd Br	2nd	10.7	x 1489.5	Large Window	Large Closet	Hardwood Floor
8	Rec	Lower	16.24	x 14.9	Window	Broadloom	
9	4th Br	Lower	8.4	x 14.9	Window	Broadloom	Closet

Client Remks: Charming Semi-Detached with In-Law Suite in Prime Pape Village Location. A beautifully maintained semi-detached home offers a versatile layout with a finished in-law suite and roughed-in kitchen area (behind the white cabinetry). Ideally located within walking distance from Pape Village's shops, restaurants, and amenities. The main floor features a bright open-concept design with a renovated eat-in kitchen, stainless steel appliances, and a walkout from the kitchen to a large custom deck, perfect for entertaining your family and friends. Enjoy a fully fenced backyard and a spacious shed/workshop for additional storage or hobbies. Upstairs boasts generous bedrooms and a stylishly renovated 4-piece bathroom. The finished lower level includes a separate entrance, recreation room, additional bedroom, 3-piece bath, laundry room, and large storage space ideal for extended family or rental potential. Located within walking distance to top-rated schools and Pape Subway Station. A rare opportunity in a highly sought-after neighborhood!

Inclusions: Stainless steel fridge, stove, dishwasher, washer & dryer, Gas boiler, Wall Air conditioner with pump, Brown wardrobe, medicine cabinet, bathroom mirrors, all window blinds, Shed

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 905-831-2273



532 Glebeholme Blvd Toronto Ontario M4C 1V4 Toronto E03 Danforth Toronto Taxes: \$4,848.78/2025 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$1,040,000 List: \$999,000 For: Sale % Dif: 104
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Woodbine / Danforth Directions: N. Danforth / W. Woodbine

MLS#: E12479812 **PIN#:** 104230012
Legal: Pt Lot 205 PL 558E Toronto; Pt Lot 206 PL 558E Toronto as in CA336005, S/T & T/W CA36005; Toronto, City of Toronto

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Place Of Worship, Public Transit, School Exterior Feat: Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed, Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.86	x 9.91	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Main	11.15	x 9.91	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	12.76	x 9.78	Renovated	Quartz Counter	B/I Dishwasher
4	Prim Bdrm	2nd	13.12	x 11.09	Hardwood Floor	Picture Window	Closet
5	2nd Br	2nd	11.09	x 7.94	Hardwood Floor		
6	3rd Br	2nd	12.24	x 9.91	Hardwood Floor	O/Looks Backyard	Closet
7	Rec	Bsmt	12.47	x 10.76	Laminate	Pot Lights	Above Grade Window
8	Br	Bsmt	12.47	x 7.78	Laminate	Above Grade Window	

Client Remks: Welcome home to 532 Glebeholme Blvd. A beautifully renovated and move-in ready 3 + 1 bedroom semi in a highly desirable East York neighbourhood. Bright and airy, the main floor features open-concept living with gleaming hardwood floors, pot lighting and a modern kitchen with quartz countertops, marble backsplash and Bosch gas stove and built-in Bosch built-in dishwasher. Perfect for entertaining or everyday living. The sunny south-facing front porch is ideal for enjoying your morning coffee or relaxing evenings while overlooking the vibrant floral garden. This lovely home includes a separate entrance to a finished basement, offering incredible flexibility with an additional bedroom, a 3 piece bath and potential for an in-law suite or rental income. Located in a family-friendly neighbourhood, you're just steps from public transit, top-rated schools, parks and all the shops, cafes and restaurants that The Danforth has to offer. Don't miss this incredible opportunity to own this versatile home in one of Toronto's most sought-after areas.

Inclusions: Fridge, Bosch Gas Stove, B/I Bosch Dishwasher, B/I Microwave, Stacking Miele Washer & Dryer, All Window Coverings, All Electric Light Fixtures, Gas Burner & Equipment, Humidifier, Central Air Conditioning, Garden Shed and Storage Shed.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-5100



61 Springdale Blvd			Sold: \$1,220,524		
Toronto Ontario M4J 1W6			List: \$999,000		
Toronto E03 Danforth Village-East York Toronto					
Taxes: \$5,225.83/2025		For: Sale	% Dif: 122		
Sold Date: 11/04/2025					
SPIS: N	Last Status: SLD	DOM: 5			
Semi-Detached	Fronting On: S	Rms: 6 + 2			
Link:	Acreage:	Bedrooms: 3			
2-Storey	23.94 x 100 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x5xBsmt			
Dir/Cross St: Greenwood Ave & Sammon Ave			Directions: S of Sammon Ave		

MLS#: E12490202	PIN#: 104130127
Legal: PLAN M486 PT LOT 11 PT LOT 12	

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking, Right Of Way	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	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: 1100-1500	Prop Feat: Fireplace/Stove, Park, Public Transit	HST Applicable to Sale Price: Included In
Roof: Asphalt Shingle	Interior Feat: Storage	Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.6	x 13.78	Hardwood Floor	O/Looks Frontyard	Fireplace
2	Dining	Main	9.32	x 13.78	Hardwood Floor	O/Looks Backyard	
3	Kitchen	Main	9.58	x 13.75	Eat-In Kitchen	O/Looks Backyard	Tile Floor
4	Prim Bdrm	2nd	15.12	x 10.76	Hardwood Floor	Large Closet	North View
5	2nd Br	2nd	12.57	x 9.81	Hardwood Floor	Closet	
6	3rd Br	2nd	12.57	x 10.7	Hardwood Floor	Closet	South View
7	Kitchen	Bsmt	18.5	x 7.28	Eat-In Kitchen	Combined W/Rec	Above Grade Window
8	Rec	Bsmt	18.67	x 20.64	Combined W/Kitchen	Above Grade Window	

Client Remks: Welcome to this spectacular, solid, and generously wide 3-bedroom, 2-bathroom gem nestled on a coveted street within the sought-after RH McGregor School District and an in-law suite. With legal front yard parking and a double-length garage, there's plenty of room for storage-or imagine the possibilities: a future studio, gym, or home office. The covered front porch is a dream for those who love to sit and watch the world go by, offering a perfect perch for morning coffee or evening chats. Step inside to a practical foyer that opens into a spacious living room anchored by a cozy decorative fireplace, ideal for relaxing or entertaining. The family-sized dining room overlooks the rear yard, creating a warm and welcoming space for gatherings. The retro eat-in kitchen is funky, fun, and fabulously functional-complete with curved cabinetry and a unique inner laminated lining that simply must be seen in person! Upstairs, you'll find a beautifully updated main bath and a king-sized primary bedroom, along with two equally generous bedrooms, each with its own closet. The separate entrance leads to a bright, high, fully finished basement featuring a kitchenette, a wide-open rec room, a laundry area, and a full 4-piece bath-perfect for extended family, guests, or in-law suite. Outside, the sun-drenched south-facing yard offers a lovely retreat, and the entire home has been freshly painted from top to bottom with updated light fixtures throughout. All that's missing is you-just unpack and start your next chapter.							
Inclusions: 2 Fridges, stove, washer & dryer. All ELFs. Furnace & central AC and ductless A/C. New roof (2024), 3 White Ikea wardrobes . Basement waterproofed (July 2014), front yard legal parking pad (fees paid 356.46/yr). Copper water service upgraded (Sept 2010) property line to meter.							
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD,416-699-2992							



418 Sammon Ave Toronto Ontario M4J 2B1 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,863.86/2025 For: Sale % Dif: 100 Sold Date: 09/25/2025 SPIS: N Last Status: SLD DOM: 16		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.48 x 95 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x2xBsmt
Dir/Cross St: Sammon Ave & Coxwell Ave Directions: Sammon Ave & Coxwell Ave		

MLS#: E12392389 **PIN#:** 104130546
Legal: PT LT 30 PL 2573 TWP OF YORK AS IN EY106589; S/T & T/W EY106589; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Other / Gas A/C: Other Central Vac: N Apx Age: 51-99 Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat, Membrane Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 9.19	Broadloom	Window	
2	Dining	Main	13.16	x 9.32	Broadloom	Window	
3	Kitchen	Main	7.69	x 14.63	Eat-In Kitchen	Window	Tile Floor
4	Prim Bdrm	2nd	10.12	x 15.16	Hardwood Floor	Window	Closet
5	2nd Br	2nd	15.19	x 12.55	Hardwood Floor	Window	Closet
6	3rd Br	2nd	12.3	x 9.81	Hardwood Floor	Window	Closet
7	Rec	Bsmt	17.77	x 14.48	Window		
8	Laundry	Bsmt	8.28	x 7.45			

Client Remks: Welcome to 418 Sammon Avenue, a cherished family home loved by the same family for over 65 years. This solid 2-storey, 3-bedroom home is filled with original charm, great bones, and is ready for the next generation to make it their own. The spacious, family-sized eat-in kitchen is the heart of the home, while the separate back entrance offers the perfect opportunity for a self-contained in-law suite or mortgage helper. Parking is available in the garage, or easily convert for additional street-accessible parking. Located on a great street in a vibrant, walkable community, you're just minutes from excellent schools including RH McGregor, Cosburn Middle School, and La Mosaique. Four nearby parks most notably Dieppe Park, only a 6-minute walk away offer playgrounds, sports fields, baseball diamonds, and neighbourly winter skating. The Greenwood subway station is just an 8-minute walk, while the Danforth's vibrant shops, restaurants, and cafes, plus easy access to the DVP, make this one of the city's most convenient and connected locations. More than just a house, it's an opportunity to create your own memories in a home and neighbourhood where community thrives.

Inclusions: See Schedule B attached.
Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



98 Frater Ave Toronto Ontario M4C 2H8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,780.91/2025 For: Sale % Dif: 98 Sold Date: 11/27/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$975,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18 x 103 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Mortimer Ave & Woodbine Ave Directions: Mortimer Ave & Woodbine Ave

MLS#: E12533678 **PIN#:** 104240293
Legal: Plan M 437 Pt Lot 30

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: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Steam Room	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater, Other HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed, Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 872.7	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	11.98	x 3.28	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	11.29	x 9.51	Hardwood Floor	Eat-In Kitchen	Window
4	Prim Bdrm	2nd	10.96	x 11.47	Hardwood Floor	Window	Closet
5	2nd Br	2nd	9.58	x 9.5	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.04	x 8.42	Hardwood Floor	Window	Closet
7	Rec	Bsmt	17.16	x 10.25	Broadloom	Pot Lights	Window
8	Laundry	Bsmt	7.22	x 6.86	Tile Floor	Window	

Client Remks: Welcome to 98 Frater Avenue - a beautifully renovated home in one of East York's most desirable family-friendly pockets. This bright and stylish 3-bedroom, 2-storey semi-detached home has been renovated top to bottom with attention to detail and modern comfort in mind. The open-concept living and dining area offers an inviting flow ideal for both everyday living and entertaining. The large family-sized eat-in kitchen is the heart of the home, featuring a breakfast area in the rear addition that overlooks the magnificent, private backyard oasis. Expansive windows fill the space with natural light, creating a tranquil setting whether you're hosting guests or enjoying a quiet morning coffee. Upstairs, you'll find three generous bedrooms and a beautifully renovated bathroom, all designed for modern family living. The lower level features a steam shower and rain shower, a comfortable rec room perfect for movie nights, and a dedicated work-from-home space that blends functionality with comfort. At the front of the home, a fully glassed-in porch serves as a bright (south facing) and practical mudroom, maximizing sun exposure and providing a warm welcome. The private backyard is a true retreat - lush, mature, and ideal for entertaining or curling up with a good book under the trees. The addition at the back of the home enhances the sense of space and versatility, while the shared drive includes a parking arrangement with the neighbour. Set on a quiet, family-oriented street, this home is just an 8-minute walk to Woodbine Subway and The Danforth, a 14-minute subway ride to Yonge & Bloor, and only one stop away from the GO Train. Surrounded by four nearby parks and excellent schools including RH McGregor, Cosburn Middle School, and La Mosaique French School, 98 Frater Avenue offers a perfect blend of community, convenience, and modern living - a home that's been thoughtfully updated and ready to welcome its next chapter.

Inclusions: See Schedule B attached.
Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY 416-422-5115



674 Sammon Ave Toronto Ontario M4C 2E2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,615.02/2025 For: Sale % Dif: 100 Sold Date: 10/09/2025 SPIS: N Last Status: SLD DOM: 3		
Sold: \$999,000 List: \$999,000		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.1 x 100 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell Ave and Sammon Ave Directions: Drive South on Coxwell Ave, then turn East on Sammon Ave		

MLS#: E12447415	PIN#: 104190207
Legal: LT 8 PL 2340 TWP OF YORK; PT LT 7 PL 2340 TWP OF YORK AS IN TB523328 T/W & S/T EY200101; TORONTO (E YORK) , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: The bar has been set. Try finding a 2-bedroom, 2-bathroom home this extensively renovated in East York at a price point under \$1 million (OFFERS ANYTIME!). Let's start with the professionally underpinned and waterproofed basement featuring soaring 8' ceilings and a brand-new bathroom. From the curb appeal that greets you to the enclosed porch perfect for coats, shoes, and strollers, every detail has been thoughtfully considered. Inside, the open-concept living, dining, and kitchen space has been newly renovated with white oak engineered floors and flows seamlessly into a bright family room which opens onto a new deck and a fenced backyard - perfect for entertaining or just relaxing. Upstairs, the king-sized primary and generous second bedroom, both with large closets, provide comfort and space. Add parking to the list, and this home really does have it all. Located in R H McGregor school district and less than a 10 minute walk to Coxwell subway station and the Danforth (think the Wren, Pomorosa, Sala Modern Kitchen) - this solidly built home with over \$160K in renovations checks every box and then some. With an updated furnace, air conditioner, hot water tank, downspouts - I could keep going or you could have your agent refer you to the improvements document - you can feel at ease that you can move in and start enjoying your home. Inclusions: Fridge, Induction Stove, B/I Dishwasher, B/I Microwave, Clothes Washer, Clothes Dryer, Ikea units in enclosed mudroom, shelves in second bedroom, barbecue, All existing electric fixtures. All existing window coverings. Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090					



573 Sammon Ave		Sold: \$1,150,000
Toronto Ontario M4C 2E1		List: \$999,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$4,494/2025	For: Sale	% Dif: 115
Sold Date: 11/17/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: S	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	17.44 x 103 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Danforth Ave. / Coxwell Ave. Directions: Via Danforth Ave.		

MLS#: E12527500	PIN#: 104200574
Legal: PT LT 10 PL 297 TWP OF YORK AS IN EY177292; S/T & T/W EY177292; TORONTO (E YORK) , CITY OF TORONTO	

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	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: 1100-1500	Prop Feat: Interior Feat: None	HST Applicable to: Not Subject to HST
Lot Size Source: MPAC		Sale Price:
Roof: Shingles, Membrane		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.19	x 12.76	Hardwood Floor	B/I Bookcase	Large Window
2	Dining	Ground	11.29	x 10.1	Hardwood Floor	Combined W/Living	Closet
3	Kitchen	Ground	12.76	x 9.15	Stainless Steel Appl	Double Sink	Renovated
4	Prim Bdrm	2nd	11.98	x 10.66	Hardwood Floor	Large Window	Large Closet
5	2nd Br	2nd	12.93	x 7.35	Hardwood Floor	Window	
6	3rd Br	2nd	10.5	x 9.42	Hardwood Floor	Double Closet	Window
7	Rec	Bsmt	20.9	x 12.76	Open Concept	3 Pc Bath	Laundry Sink

Client Remks: A Little Sunshine on Sammon. Charming and clever, 573 Sammon Ave. makes the most of every inch. Nestled in the heart of East York, this three-bedroom, two-bath semi offers modern comfort, thoughtful design, and unbeatable access to everything the Danforth has to offer, perfect for young families and first-time buyers alike. The main floor offers bright, open living spaces with hardwood flooring and a stylish kitchen featuring quartzite counters, custom cabinetry, and stainless-steel appliances. A walkout leads to a sunny tree-lined backyard, complete with a new deck, flagstone patio, and a versatile accessory unit that is ideal for a gym, studio, or home office. Upstairs, three well-proportioned bedrooms provide peaceful retreats, complemented by thoughtful storage and natural light throughout. The finished basement, with its own separate entrance, offers flexible space for a family room, guest suite, or play area. With licensed front-pad parking, updated windows, and a long list of quality improvements, this home is truly move-in ready. Located in the sought-after R.H. McGregor school catchment, and just steps from Dieppe Park, the TTC, and the vibrant cafes, restaurants, and shops of the Danforth, 573 Sammon Ave. perfectly blends the best of east end living. A bright and happy place to call home.

Inclusions: Stainless steel appliances: Samsung fridge, LG stove, LG dishwasher, Air King range hood. LG washer & dryer, Laundry sink, Electric light fixtures (except as noted), Window coverings (except as noted), Accessory building (2022)

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



28 Baltic Ave Toronto Ontario M4J 1S2 Toronto E03 Danforth Toronto Taxes: \$6,651/2025 Sold Date: 11/09/2025 SPIS: N Last Status: SLD DOM: 12			Sold: \$1,120,000 List: \$999,000 For: Sale % Dif: 112
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 15.75 x 125 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x2x2nd	Dir/Cross St: Danforth and Donlands Directions: Donlands and Danforth

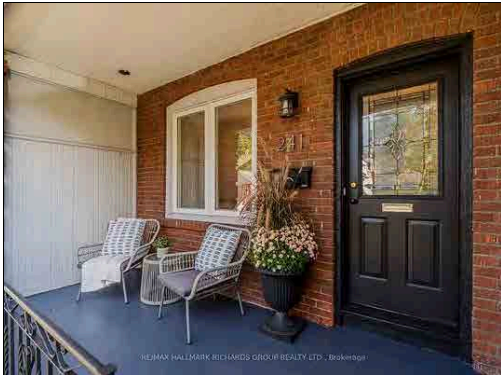
MLS#: E12486685 **PIN#:** 105350597
Legal: PT LT 127 PL 417E TORONTO PTS 2 & 3, 63R1123; S/T & T/W CT365429; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Single Family Residence 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	41.34	x 35.1	O/Looks Frontyard		
2	Dining	Main	45.64	x 31.2	O/Looks Living		
3	Kitchen	Main	38.06	x 30.18	Walk-Out	W/O To Porch	
4	Other	Main	34.97	x 16.7	O/Looks Backyard		
5	Prim Bdrm	2nd	46.72	x 43.37	Bay Window	Closet	Hardwood Floor
6	2nd Br	2nd	43.47	x 30.51	Closet	Window	Hardwood Floor
7	3rd Br	2nd	37.8	x 30.58			
8	Bathroom	2nd	23.95	x 25.92			
9	Powder Rm	Main	12.8	x 17.06			

Client Remks: Spacious 3-bedroom semi-detached home, located just north of the Danforth. This updated property boasts a bright, south-facing exposure and includes several desirable features that are hard to find in this neighbourhood. The main floor offers an open-concept layout with excellent flow between the living and dining areas, kitchen, and a versatile bonus room at the back. This level also includes a powder room providing practical convenience. The bonus room is perfect for an office or mudroom. Upstairs, you will find 3 bedrooms. The basement offers a blank canvas for a family room. The location is exceptional, with a 2-minute walk to Donlands subway station!!! The home is close to highly-rated schools, including Wilkinson Public Junior and Senior Public School with French Immersion, as well as parks, and the vibrant shops and restaurants along the Danforth. You will also appreciate the strong community spirit, highlighted by the annual Street Party, Neighbourhood Yard sales, and more...

Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



241 Glebe Mount Ave
Toronto Ontario M4C 3T5
Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,377.57/2024
Sold Date: 11/04/2025
SPIS: N

Last Status: SLD
DOM: 8

Sold: \$1,080,000
List: \$999,000

% Dif: 108

For: Sale

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
16.37 x 120 Feet
Irreg:

Rms: 6 + 2
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x2xBsmt

Dir/Cross St: Glebe Mount/Mortimer Directions: W of Woodbine Ave, N of Mortimer Ave

MLS#: E12485998
Legal: PT LT 165 PL 1587 TWP OF YORK; PT LT 166 PL 1587 TWP OF YORK AS IN TB875584; TORONTO (E YORK) , 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: 1100-1500
Roof: Asphalt Shingle
Foundation: Brick
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Fenced Yard, Park, Public Transit, School
Interior Feat: Other

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

Hydro:
Phone:
Municipal
Sewers
Included In

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.3	x 13.68	Window	Hardwood Floor
2	Dining	Main	9.32	x 11.06	Large Window	Hardwood Floor
3	Kitchen	Main	8.53	x 10.47	Stone Counter	W/O To Yard
4	Prim Bdrm	2nd	11.84	x 15.88	W/I Closet	Large Window
5	2nd Br	2nd	11.42	x 11.35	Closet	Window
6	3rd Br	2nd	8.27	x 11.38	Closet	Large Window
7	Rec	Bsmt	12.6	x 17.68		
8	Laundry	Bsmt	13.16	x 15.78		

Client Remks: East York Envy! Family, comfort, and community come together on this quiet, tree-lined street in Danforth Village, where every detail has been carefully designed. Beyond the classic brick exterior, you'll find more than \$150K in thoughtful renovations that transformed this home from a cozy two-bedroom into a spacious three-bedroom stunner. Inside, sunlight pours through open living and dining spaces that flow into a showstopper kitchen. Step through the back door and discover your own backyard oasis, with a deck for cocktails, grass for games, and total privacy for summer nights under the lights. Upstairs, the king-sized primary bedroom (with a new walk-in closet worth bragging about) anchors the home, while two additional bedrooms bring space and flexibility, perfect for kids, guests, or a home office. And the renovated family bathroom blends timeless design with everyday luxury! Downstairs, the lower level adds that extra breathing space with a perfect family room, laundry zone, and plenty of storage for all of life's extras. Tucked within the coveted RH McGregor School district and less than a 10-minute stroll to the subway, this home is equal parts design and convenience! Nothing to do but move in to start your next chapter, where front-porch coffees and neighbourly hellos set the tone for the day!

Inclusions: Stainless steel french door fridge (2024), stainless steel gas stove (2024), b/i dishwasher (2024), microwave, heat pump (2023), furnace (2023), all fixed lighting, existing blinds and drapery hardware

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

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15 Fielding Ave Toronto Ontario M4J 1R4 Toronto E03 Danforth Toronto Taxes: \$5,625.49/2025 Sold Date: 07/16/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,107,500 List: \$1,049,000 For: Sale % Dif: 106
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 15.83 x 110 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth & Donlands Directions: North of Danforth Ave

MLS#: E12275631 **PIN#:** 105350512
Legal: Pt Lt 63 Pl 417E Toronto ;Pt Lot 64 Pl 417E as in Ev636613 except the Easement

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Carpet Free, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 9.42	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	9.42	x 10.24	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	11.42	x 12.66	Eat-In Kitchen	Walk-Out	Window
4	Prim Bdrm	2nd	10.01	x 13.09	Hardwood Floor	Large Closet	Large Window
5	2nd Br	2nd	12.83	x 10.5	Hardwood Floor	Large Window	Closet Organizers
6	3rd Br	2nd	12.24	x 8.33	Hardwood Floor	Large Window	Closet
7	Utility	Bsmt	36.68	x 13.32	Window		

Client Remks: East York Gem! This beautiful 3 Bed, 1 Bath Semi will not disappoint. Welcoming front porch, relax & enjoy this wonderful community. Spacious Entryway, Large sun-filled Living & Dining Area. Renovated Eat-in Kitchen, plenty of prep space, with a large window overlooking the backyard and a W/O to the back deck, perfect for family gatherings. 3 Large Bedrooms and 4pc Bathroom. Freshly painted Basement, where you can imagine the possibilities. Gorgeous perennial Gardens, 1 Laneway Parking Space. This location is simply the best, steps to Wilkinson Public School, Donlands Subway, Masellis Supermarket, Aldwych Park, The Only Cafe, Greek Town and all that the Danforth has to offer. This community has it all, where neighbours become friends.

Inclusions: Fridge, Stove, Stove Rangehood, (B/I Dishwasher purchased in 2022), (Washer - purchased in 2023), 2nd Bedroom Closet Organizer, Dryer, (Furnace - purchased in 2024) AC and Outdoor Shed.

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



31 Dunkirk Rd
Toronto Ontario M4C 2M1
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,871/2025 **For:** Sale **% Dif:** 100
Sold Date: 08/16/2025
SPIS: N **Last Status:** SLD **DOM:** 24
Sold: \$1,050,000
List: \$1,049,000
 Semi-Detached **Fronting On:** S **Rms:** 6 + 3
Link: **Acreage:** < .50 **Bedrooms:** 3 + 0
 2-Storey 12.39 x 133.91 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell and Mortimer
Directions: Between Binswood and Glebemount, north of Mortimer

MLS#: E12301879 **PIN#:** 104180393
Assignment: N **Fractional Ownership:** N
Legal: PT LT 74 PL 1587 TWP OF YORK AS IN CA617112; TORONTO (E YORK) , 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: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Sump Pump, Water Heater	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Under Contract: None HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.43	x 16.7	California Shutters
2	Dining	Main	10.43	x 11.06	Bamboo Floor
3	Kitchen	Main	10.43	x 17.45	California Shutters
4	Prim Bdrm	2nd	10.43	x 13.25	Sliding Doors
5	2nd Br	2nd	7.28	x 8.63	Bamboo Floor
6	3rd Br	2nd	10.43	x 13.65	B/I Dishwasher
7	Office	Bsmt	10.43	x 7.78	
8	Furnace	Bsmt	10.43	x 5.84	
9	Laundry	Bsmt	10.43	x 9.97	

Client Remks: Welcome to Your Bright, Airy Slice of East York! This thoughtfully updated semi-detached home offers a smart, efficient layout that maximizes every square inch. The main floor flows seamlessly into a beautifully landscaped, extra-deep backyard, featuring an entertainers deck right off the kitchen- perfect for summer gatherings and al fresco dining! Set on a rare 133-ft lot, the property includes legal laneway parking that easily accommodates a full-size truck. Upstairs, vaulted 11-12 ft ceilings and four stunning skylights flood the second floor with natural light, creating an open, airy retreat. The finished basement features impressive 8.5 ft ceilings in the main living areas, with a practical laundry room at the rear (approx. 6.5 ft height). Enjoy unbeatable convenience: just steps to Michael Garron Hospital, a short stroll or bus ride to Coxwell Station, and close to the vibrant Danforth with its shops, dining, and amenities. Only 5 minutes to the DVP and 10 minutes to the Lakeshore- access the entire city in moments! A perfect home in a perfect location. Don't miss this East York gem!

Inclusions: Refrigerator, Gas Stove, Range Hood, Dishwasher, Washer, Dryer, Outdoor raised garden bed, outdoor planter / umbrella stand, wardrobe in primary bedroom, shoe storage at bottom of basement stairs.

Listing Contracted With: TRUST REALTY GROUP647-346-4600



249 Glebeholme Blvd			Sold: \$1,335,000
Toronto Ontario M4J 1T1			List: \$1,049,000
Toronto E03 Danforth Toronto			
Taxes: \$5,572.71/2025		For: Sale	% Dif: 127
Sold Date: 10/29/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 6 + 2	
Link:	Acreage:	Bedrooms: 3	
2-Storey	23 x 122 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: Coxwell/Danforth		Directions: Coxwell/Danforth	

MLS#: E12478374 **PIN#:** 104210103
Legal: Plan 557 Pt Lot 493 Pt Lot 494

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 11.91	Hardwood Floor	Brick Fireplace	Beamed
2	Dining	Main	14.67	x 9.94	Hardwood Floor	Stained Glass	O/Looks Backyard
3	Kitchen	Main	16.04	x 8.27	Renovated	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	2nd	14.17	x 10.89	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	11.98	x 10.86	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	11.98	x 10.6	Hardwood Floor	Closet	Picture Window
7	Mudroom	In Betwn	10.07	x 7.22	O/Looks Backyard	Side Door	Vaulted Ceiling
8	Rec	Lower	16.77	x 16.86	Gas Fireplace	Pot Lights	Broadloom

Client Remks: You must see this house! Showcasing true craftsmanship and timeless character on a coveted tree-lined street just steps to the Danforth. This extra-wide semi features a bright and spacious main floor with exposed brick, beamed ceilings, and thoughtful details throughout. The upper level offers three large bedrooms, while the finished lower level includes a fireplace, powder room, and convenient side entrance. The backyard is a gardener's paradise with lush landscaping. Located in one of Toronto's most sought-after and family-friendly neighbourhoods, minutes from Coxwell and Greenwood Subway Stations, shops, parks, and top schools. Walk Score 87, Transit Score 80-walkable, connected, and truly exceptional.

Inclusions: Updated Kitchen; Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer (2025). All elfs and all window coverings. Broadloom where laid. Built-in closets in the Primary Bedroom. Owned Furnace (2025). Installed sump pump into basement crawl space. Waterproofing completed on the exterior wall facing the backyard (25-year warranty applicable to the property).

Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC.416-485-7575



180 Milverton Blvd Toronto Ontario M4J 1V4 Toronto E03 Danforth Toronto Taxes: \$5,445/2025 Sold Date: 10/29/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,225,000 List: \$1,079,900 For: Sale % Dif: 113
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.33 x 113.25 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xLower	Dir/Cross St: Milverton and Greenwood Directions: Greenwood to Milverton

MLS#: E12476694 **PIN#:** 104100651
Legal: LT 331 PL 551E TORONTO; PT LT 332 PL 551E TORONTO AS IN CA308135; T/W & S/T CA308135; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Rolled, Flat Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Enclosed, Landscaped Interior Feat: Central Vacuum, In-Law Suite, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: On Demand Water Heater, Water Purifier HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.8	x 11.12	Ceramic Floor	Stainless Steel Appl	Updated
2	Breakfast	Main	9.58	x 15.12	O/Looks Backyard	Open Concept	
3	Dining	Main	14.3	x 15.16	Hardwood Floor	O/Looks Living	Open Concept
4	Living	Main	14.3	x 11.84	Hardwood Floor	O/Looks Dining	Open Concept
5	Den	Main	6.5	x 8.37	Hardwood Floor	Large Window	O/Looks Frontyard
6	Prim Bdrm	2nd	17.75	x 9.94	W/O To Porch	Hardwood Floor	Large Closet
7	2nd Br	2nd	9.88	x 14.96	Large Closet	Hardwood Floor	Large Window
8	3rd Br	2nd	15.65	x 12.53	Large Closet	Hardwood Floor	Large Window
9	Kitchen	Lower	13.48	x 8.4	Ceramic Floor	Stainless Steel Appl	
10	Dining	Lower	14.8	x 11.02	Ceramic Floor	Open Concept	
11	Family	Lower	14.8	x 14.83	Open Concept	Ceramic Floor	

Client Remks: Welcome to this stunning, spacious and fully updated 2-storey semi-detached home in the heart of East York! Boasting 3 spacious bedrooms, including a master with an enclosed seating area, this home offers comfort and style throughout. Oak floors flow throughout the main levels, complemented by pot lights and upgraded bathrooms. The updated kitchen features stainless steel appliances, a gas stove, and quartz countertops, perfect for cooking and entertaining. The huge family and dining room provide ample space for gatherings, the den at the front of the home is perfect for a home office, while the open-concept basement includes a second kitchen and a large great room, ideal for in-law accommodations or entertaining. Step outside to a covered seating area off the kitchen, a nicely landscaped yard, and a large garden shed. Legal front yard parking adds convenience in this vibrant neighbourhood. Located in a sought-after East York community, enjoy easy access to shops, parks, and top-rated schools, with the subway just minutes away, making your commute a breeze. This home perfectly combines modern living with a prime location-don't miss it!

Inclusions: 3 Fridges, 1 Freezer, 2 Stoves, 2 Dishwashers, 1 Microwave, Washer, Dryer, Electric Light Fixtures, Central Vacuum and Accessories, Window Coverings.

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



292 Milverton Blvd			Sold: \$1,302,000	
Toronto Ontario M4J 1V7			List: \$1,089,000	
Toronto E03 Danforth Toronto				
Taxes: \$5,263.53/2025		For: Sale	% Dif: 120	
Sold Date: 08/05/2025				
SPIS: N	Last Status: SLD	DOM: 0		
Semi-Detached	Fronting On: N	Rms: 7 + 3		
Link:	Acreage:	Bedrooms: 3		
2-Storey	19.5 x 116.5 Feet	Washrooms: 2		
	Irreg:	1x4x2nd, 1x3xBsmt		
Dir/Cross St: Danforth Ave & Linnsmore Cres				
Directions: East on Milverton from Linnsmore				

MLS#: E12323543		PIN#: 104130705			
Legal: PT LT 53 PL 534E TORONTO; PT LT 54 PL 534E TORONTO AS IN CT486736; S/T & T/W CT486736. , CITY OF TORONTO					
Kitchens: 1		Exterior: Brick	Zoning:		
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:		
Basement: Finished with Walk-Out		Park/Drive: Mutual	Gas: Hydro:		
Fireplace/Stv: Y		Drive: Mutual	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:		
Apx Age:		Pool: None	Retirement:		
Year Built: 1922		Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	HST Applicable to Included In		
Yr Built Source: MPAC		Interior Feat: Carpet Free, Sump Pump, Water Heater Owned	Sale Price:		
Apx Sqft: 1100-1500			Farm/Agr:		
Roof: Flat, Shingles			Oth Struct:		
Foundation: Brick			Survey Type: None		
Assessment: POTL:			Spec Desig: Unknown		
POTL Mo Fee:					
Laundry lev: Lower					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: The Danforth Dream! Redbrick romance, backyard bliss, and a walk to Greektown. This isn't just a house - it's a love letter to the Danforth. A steep-gabled roofline, original red brick swagger, and a front porch made for morning coffee and people-watching. Inside? Sunlight pours through tall windows, ceilings stretch high, and every corner whispers "stay a while". Three dreamy bedrooms with lots of closet space, two sparkling bathrooms (including one seriously good-looking new basement bath), and a 7-foot lower level that's as practical (hello tall people) as it is pretty. The backyard? Oh, just perfect palette of summer bliss. Gazebo for gatherings, grassy lawn for lounging, and room to kick a ball or plant your heirloom tomatoes. Whether you like to walk, drive or ride the rocket, you're on the best strip of Milverton Blvd, with double-sided street parking and a short stroll to Greenwood & Coxwell stations. Steps to Monarch Park, top-rated schools (including Monarch Park CI), and Greektown's best souvlaki, spanakopita, and espresso. Become a regular at neighbourhood favourites like Red Rocket Coffee, The Wren, Daily Goods, and Bomb Fitness; and get the kids involved at Bricklabs and Jump For Joy. This is your chance to live the heritage house fantasy without sacrificing modern convenience. Experience the Milverton magic for yourself: charming then, perfect now.					
Inclusions: Stainless Steel Appliances (French-Door Fridge, Dishwasher, Gas Range, Built-In Microwave), Washer & Dryer, Nest Thermostat, Tankless Hot Water Heater, Backyard Gazebo					
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000					



52 Frankdale Ave Toronto Ontario M4J 4A2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,640.57/2025 For: Sale % Dif: 110 Sold Date: 09/12/2025 SPIS: N Last Status: SLD DOM: 29			Sold: \$1,200,000 List: \$1,089,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 26.35 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Donlands Ave & Mortimer Ave Directions: To Frankdale Ave/North On Frankdale-Corner Property

MLS#: E12343422 **PIN#:** 104100476
Legal: PT LT 10 PL 2702 TWP OF YORK AS IN EY133431; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: 51-99 Year Built: 1932 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private, Available, Tandem Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.48	Large Window	Combined W/Dining	Broadloom
2	Dining	Main	15.09	x 9.51	Large Window	Combined W/Living	Broadloom
3	Kitchen	Main	12.14	x 7.38	Window	Eat-In Kitchen	Ceramic Floor
4	Prim Bdrm	2nd	9.84	x 14.6	Large Window	Large Closet	Hardwood Floor
5	2nd Br	2nd	10.66	x 8.86	Window	Closet	Hardwood Floor
6	3rd Br	2nd	11.48	x 9.84	Window	Ceiling Fan	Hardwood Floor
7	Kitchen	Bsmt	8.2	x 9.84	Window	Ceramic Floor	Backsplash
8	Family	Bsmt	15.75	x 10.83	Window	Broadloom	

Client Remks: Welcome To This Charming 3 Bedroom, 2 Bathroom Solid Brick Semi With A Rare Large Private Driveway. This Pleasant Sun-Fill Home Is Nestled On A Peaceful, Family-Friendly Street Just Steps To The Danforth And Surrounding Amenities. With Its Prime Location And Tasteful Surroundings, This Lovely Home Combines Comfort, Style And Convenience. The Inviting And Curb Appeal Front Porch And Nicely Landscaped Front Yard Welcomes You Into A Beautiful Home With A Finished Basement With A Kitchen And Separate Entance To A Large Private Driveway. With A Convenient Walk-Out To A Spacious Backyard, Its The Perfect Spot To Unwind and Relax After A Long Day And For Entertaining Guests. The Main Level Also Includes A Spacious Cozy Living Room With A Combined Dining Room. Separate Hallway In The Foyer To The Sit Down Kitchen. The Upper Level Offers A Master Bedroom With A Large Window Overlooking The Front Yard. Two Additional Well-Proportioned Bedrooms & A 4-Piece Family Bathroom Complete This Level. The Fully Finished Lower Level Offers A Versatile Space For A Family Recreation Room, Home Office, Or Both, Along With A Laundry Area With Plenty Of Extra Storage Space And Large Cold Room. Nice Size Kitchen. 2 Piece Washroom On The Lower Level. Outside, Enjoy A Private Backyard Retreat With Nice Scenery And A Garden Area. Beautifully Landscaped Front Yard With A Gorgeous Veranda To Enjoy The Sunlight. This Home Is Ideally Situated Just Steps From All Amenities Providing Plenty Of Comfort And Access For Ease. Close To Schools, T.T.C., Shopping, Parks And Recreation Facilities, And Highways. Steps To The Subway And The Danforth With Its Bustling Array Of Bakeries, Breweries, Cafes & Restaurants. The Neighborhood Is Perfect For Families. Sun-Filled Home With A Large Private Driveway And Separate Detached Garage. Separate Entrance To A Finished Basement. The A/C Is A Recently Installed Ductless Split A/C Unit. Water Proofing Was Recently Completed.

Inclusions: All Existing Appliances 2 Fridges, 2 Stoves, Washer And Dryer, Freezer, All Window Coverings, All Light Fixtures.

Listing Contracted With: CENTURY 21 NEW CONCEPT 416-223-3535



273 Strathmore Blvd
Toronto Ontario M4J 1P7
 Toronto E03 Danforth Toronto
Taxes: \$5,361.56/2025 **For:** Sale **% Dif:** 126
Sold Date: 07/17/2025
SPIS: N **Last Status:** SLD **DOM:** 9
Sold: \$1,375,000
List: \$1,089,000
Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 19.75 x 108 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth Ave & Greenwood Ave
Directions:
 From Danforth Ave turn north on Monarch Park Ave, then turn left on Strathmore Ave. The property is on the south side.

MLS#: E12270853 **PIN#:** 104120446
Legal: PT LT 151 S/S STRATHMORE BLVD PL 509E TORONTO AS IN CA154805; S/T & T/W CA154805; S/T EXECUTION 96-014421, IF ENFORCEABLE; S/T EXECUTION 98-007813, IF ENFORCEABLE; S/T EXECUTION 99-012683, IF ENFORCEABLE; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles, Other Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Water Heater Owned	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.17	x 15.06	Open Concept	Combined W/Dining	Fireplace
2	Dining	Main	9.25	x 15.06	Open Concept	Combined W/Living	Pot Lights
3	Kitchen	Main	14.9	x 15.03	W/O To Patio	O/Looks Backyard	Centre Island
4	Prim Bdrm	2nd	14.93	x 10.6	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	12.83	x 9.02	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.42	x 15.06	Hardwood Floor	Large Window	O/Looks Backyard
7	Rec	Lower	26.84	x 15.06	Pot Lights	4 Pc Bath	Above Grade Window
8	Br	Bsmt	10.5	x 8.23	Pot Lights	Above Grade Window	Closet

Client Remks: Your Search For A Fabulous Home Ends Here! Stylish, sun-filled 3+1 bedroom, 2.5-bathroom 2-Storey Semi, with a two-car garage accessed from the laneway, just steps from the Greenwood Subway Station, and with potential for a Laneway suite, subject to city approval. Situated on a 19.75 x 108 ft lot, on the sought-after Strathmore Blvd, this property offers unmatched convenience in a vibrant, family-friendly, and top-ranked neighbourhood in Toronto. With modern touches throughout, this home offers charm and contemporary living. It features a welcoming porch, an open-concept main floor layout featuring a cozy living room with a quartz mantle w/fireplace and custom shelving, a surround sound system, a dining room, and a convenient powder room. The sleek and modern kitchen offers a walkout to a south-facing patio and garage, and features quartz countertops, a central island, high-end appliances, and custom cabinetry offering practicality. On the second floor, there are three generously sized, sunlit bedrooms with ample closet space, all finished with hardwood flooring, along with a 4-piece bathroom. The finished basement, with a separate entrance/walk-out to the patio, expands your living space with an extra bedroom or home office, an additional 4-piece bathroom, a spacious rec room, and a combined laundry area perfect for guests, in-laws, or growing families. Unbeatable location, a beautiful street, very bikeable with a Walk Score of 91%! Don't let this incredible opportunity pass you by!

Inclusions: JennAir Kitchen Appliances (2018) Dishwasher, Fridge, Microwave, Gas Cooktop, Oven, Range Hood. Samsung Washer, GE Dryer, Nest Thermostat and temperature sensors (pods), Two mounted cameras, one wireless camera, doorbell, built-in speakers in living room, Custom blinds, All Elf's

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



374 Milverton Blvd Toronto Ontario M4J 1V9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,665/2024 For: Sale % Dif: 130 Sold Date: 08/19/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,410,374 List: \$1,089,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.5 x 115 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Coxwell and Milverton Directions: West of Coxwell

MLS#: E12342449 **PIN#:** 104200329
Legal: PT LT 399 PL 557E TORONTO; PT LT 400 PL 557E TORONTO AS IN EV79556; S/T & T/W EV79556; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.24	x 14.34	Pot Lights	Fireplace	Hardwood Floor
2	Dining	Main	11.75	x 12.24	Window	Open Concept	Hardwood Floor
3	Kitchen	Main	14.34	x 12.01	Centre Island	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	12.6	x 10.76	3 Pc Ensuite	Double Closet	Hardwood Floor
5	Br	2nd	8.66	x 9.68	Window	Closet	Hardwood Floor
6	Br	2nd	9.58	x 9.42	Window	Large Closet	Hardwood Floor
7	Br	2nd	9.58	x 11.42	Window	Large Closet	Hardwood Floor
8	Living	Lower	12.83	x 14.07	Pot Lights	Open Concept	Laminate
9	Kitchen	Lower	10.83	x 6.82	Eat-In Kitchen	Pot Lights	Laminate
10	Br	Lower	11.25	x 10.4	Window	Closet	Laminate

Client Remks: Welcome to 374 Milverton Blvd, a sun-drenched, fully renovated 4+1 bedroom, 4-bath family home in the heart of prime Danforth Village. Perfectly positioned on one of the best stretches of Milverton, this residence blends timeless character with thoughtful modern renovations. The open and airy main floor showcases spacious principal rooms, a striking exposed brick feature wall, and a beautifully renovated kitchen with stone counters, stainless steel appliances, a centre island with breakfast bar, and generous workspace. A convenient main floor powder room completes this level, with a walkout to a private deck, landscaped yard, and detached 1-car garage complete with garden suite potential. Upstairs, the bright and inviting primary suite boasts double closets and a beautiful ensuite, joined by three additional bedrooms with ample storage, a full bath, and second-floor laundry. Gleaming hardwood floors run throughout, adding warmth and style to every space. The fully finished basement, currently rented, offers a spacious living area, bedroom, 3-piece bath, and its own laundry, and can be easily adapted for personal use. With a 93 Walk Score, you're just minutes from Coxwell and Greenwood subway stations, Monarch Park, and top-rated schools. Enjoy Greektown's best souvlaki, spanakopita, and espresso, or frequent local favorites like Red Rocket Coffee, The Wren, Daily Goods, and Bomb Fitness. Kids will love nearby spots such as Brick labs and Jump For Joy. Located in the Earl Beatty Jr & Sr PS and Monarch Park CI districts, this home offers the perfect blend of style, convenience, and community. Opportunities like this are rare experience the best of the Danforth and in a home you will cherish for years to come.

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dryers. All existing light fixtures. TV wall brackets, All window coverings and hardware, Ensuite and basement bathroom mirrors, Shelving in garage, Hot water heater owned.

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



70 Wolverleigh Blvd Toronto Ontario M4J 1R7 Toronto E03 Danforth Toronto Taxes: \$5,391.72/2025 Sold Date: 07/23/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,280,000 List: \$1,089,000 For: Sale % Dif: 118
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 20 x 122 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 Washrooms: 2 2x4x2nd	Dir/Cross St: Monarch Park and Danforth Directions: North from Monarch Park and Danforth

MLS#: E12289615 **PIN#:** 104120259
Legal: PLAN E 517 LOT 210

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: R(d0.6*322) Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 13.85	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	14.83	x 11.81	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	14.76	x 10.5	Stainless Steel Appl	Breakfast Bar	Hardwood Floor
4	Prim Bdrm	2nd	12.63	x 12.24	Hardwood Floor	Large Closet	Large Window
5	2nd Br	2nd	11.48	x 9.15	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	10.89	x 9.22	Hardwood Floor	B/I Closet	Large Window
7	4th Br	3rd	20.51	x 14.93	W/O To Terrace		
8	Rec	Bsmt	20.08	x 14.17	B/I Closet	Tile Floor	
9	Laundry	Bsmt	13.45	x 6.99	Vinyl Floor	Walk-Out	4 Pc Bath

Client Remks: Big on space (over 1,500 sq ft above grade + over 500 below) and full of heart, this Wolverleigh stunner was built for family life with just the right amount of flair. Dont let the semi status fool you this one lives like a detached. With its extra-wide layout, soaring 9-ft ceilings on main floor, hardwood flooring, and a fresh coat of paint throughout, 70 Wolverleigh Blvd delivers serious charm in one of the East Ends most beloved pockets. A true 2 1/2 storey home with 3 bedrooms on the second floor and an updated 4pc bath. The third floor? A teens dream bedroom or the ultimate home office, complete with a big, beautiful private terrace perfect for star-gazing, quiet coffees, or solo sun time. The finished basement with rear walk-up and updated vanity in the 4pc bath has in-law suite or income potential. There's private front pad parking too. Steps to Greenwood & Coxwell subways, top schools, daycares, a community pool, library & local gems (including that pastry shop). Four levels of livable, lovable space this ones got heart and hustle.

Inclusions: Stainless Steel: Fridge, Stove, Exhaust Fan, Built-In Dishwasher. Washer, Dryer, All Elfs. Shed in backyard.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-486-5588



241 Springdale Blvd Toronto Ontario M4C 1Z8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,806.74/2025 For: Sale % Dif: 123 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 21.43 x 100.91 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 2 Washrooms: 2 1x3x2nd, 1x4xLower
Dir/Cross St: Danforth & Woodbine Directions: North of Danforth		

MLS#: E12462548 **PIN#:** 104190075
Legal: Pcl 375-1 Sec M394; Pt Lt 375 (See Full Legal Description)

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: 1924 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Deck, Landscaped, Porch Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.07	x 8.33	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Ground	13.32	x 10.24	Combined W/Living	Formal Rm	Hardwood Floor
3	Kitchen	Ground	11.84	x 11.58	W/O To Garden	Hardwood Floor	Breakfast Area
4	Prim Bdrm	2nd	13.68	x 12.01	B/I Closet	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	11.84	x 11.58	Hardwood Floor	Window	O/Looks Backyard
6	3rd Br	2nd	10.76	x 7.58	Window	Hardwood Floor	Pot Lights
7	4th Br	Bsmt	12.4	x 7.91	Above Grade Window	Pot Lights	Laminate
8	5th Br	Bsmt	10.33	x 9.74	Above Grade Window	Pot Lights	Laminate

Client Remks: Welcome to this exceptional opportunity to own a thoughtfully renovated, picture perfect family home in Danforth Village where classic charm and contemporary finishes blend seamlessly on an extra wide lot with backyard oasis and rare private driveway for 2 cars (and the option to park up to 3 if the portable shed is moved). A welcoming front porch leads to a wide open concept living and dining room. A bright renovated kitchen transitions out to a generous back deck and tranquil garden with southern exposure, perfect for relaxing and entertaining. The garden includes a propane outdoor fire area to cosy around. The second floor provides a spacious primary bedroom with custom built-ins and raised ceilings. The second bedroom is large and overlooks the back garden. The middle bedroom benefits from large sliding pocket doors to create the option of versatile space. The basement provides 2 additional bedrooms - or they can easily be used as any combination of office and recreation/tv rooms - as well as 4-piece bathroom and laundry area. This home provides comfort and warmth in its style and finishes. All located close to great schools, Michael Garron Hospital, the shops and restaurants of the Danforth and the convenience of the TTC subway line.

Inclusions: KitchenAid Gas Stove, Fridge & Dishwasher; Panasonic Microwave; Whirlpool Washer & Dryer; Propane Outdoor Firepit; Shed; All Electric Light Fixtures; All Window Coverings

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



283 Wolverleigh Blvd Toronto Ontario M4C 1S3 Toronto E03 Danforth Toronto Taxes: \$5,791.39/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,300,000 List: \$1,099,000 For: Sale % Dif: 118
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 24.58 x 122 Feet Irreg:	Rms: 8 + 5 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Glebemount / Wolverleigh Directions: West of Woodbine

MLS#: E12390441 **PIN#:** 104220159
Legal: PT LT 56 PL 571E TORONTO AS IN CA623796, T/W & S/T CA623796; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.8	x 12.47	Hardwood Floor	Brick Fireplace	Large Window
2	Dining	Main	14.21	x 9.81	Hardwood Floor	Large Window	Pot Lights
3	Kitchen	Main	14.14	x 8.79	W/O To Yard	Hardwood Floor	Breakfast Bar
4	Foyer	Main	0	0	Hardwood Floor		
5	Br	2nd	15.98	x 9.28	Hardwood Floor	Closet	Window
6	2nd Br	2nd	13.19	x 9.32	Hardwood Floor	Window	Closet
7	3rd Br	2nd	13.19	x 10.01	Hardwood Floor	Closet	Window
8	4th Br	2nd	9.51	x 9.97	Hardwood Floor	Window	
9	Rec	Bsmt	18.14	x 11.55	Pot Lights	Window	
10	Office	Bsmt	0	0			
11	Laundry	Bsmt	8.43	x 6.96	Window	B/I Shelves	Laundry Sink
12	Utility	Bsmt	9.02	x 4.13			
13	Cold/Cant	Bsmt	18.6	x 5.28			

Client Remks: Exquisite Turnkey East York Gem! This rare extra-wide (almost 25ft) 4-bedroom semi is nestled on an expansive lot in one of East York's most coveted pockets, just one block from Earl Beatty Public School and walking distance to subway stations. A detached garage with parking space for two cars adds convenience to this home's impressive curb appeal, with an upgraded exterior and new windows that flood the home with natural light. Step inside to find a spacious living room with a stunning statement fireplace, a large dining area, and an open, well-appointed kitchen that will exceed all of your needs. New updates include a beautiful lower-level bathroom, and a bright basement with an incredible rec room for unwinding after a busy day. The backyard boasts plenty of space to entertain, garden, and let the kids play freely. Simply move in and enjoy the best of East York living!

Inclusions: Existing, fridge, stove, hood range, dishwasher, all elfs, basement freezer, washer and dryer.

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



447 Milverton Blvd			Sold: \$1,350,000		
Toronto Ontario M4C 1X4			List: \$1,099,000		
Toronto E03 Danforth Toronto					
Taxes: \$5,527/2025		For: Sale		% Dif: 123	
Sold Date: 11/19/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: S		Rms: 12	
Link:		Acreage:		Bedrooms: 3	
2-Storey		23 x 120 Feet		Washrooms: 2	
		Irreg:		1x5x2nd, 1x3xBsmt	
Dir/Cross St: Danforth & Coxwell Directions: South side of Milverton					

MLS#: E12536530 **PIN#:** 104210323
Legal: PT LT 53 PL 602E TORONTO; PT LT 54 PL 602E TORONTO AS IN CA369308; S/T & T/W CA369308; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Mutual	Gas:
Fireplace/Stv: N	Drive: Mutual	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:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1923	Prop Feat: Interior Feat: Storage	HST Applicable to Not Subject to HST
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Rolled, Asphalt Shingle		Survey Type: None
Foundation: Brick		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 6.07	Ceramic Floor	B/I Shelves	O/Looks Frontyard
2	Living	Main	13.52	x 11.75	Hardwood Floor	Stained Glass	Open Concept
3	Dining	Main	14.24	x 9.74	Hardwood Floor	Stained Glass	Open Concept
4	Kitchen	Main	11.75	x 7.74	Hardwood Floor	Stainless Steel Appl	Corian Counter
5	Office	Main	12.17	x 6.76	Hardwood Floor	Large Window	Open Concept
6	Prim Bdrm	2nd	14.67	x 10.99	Hardwood Floor	Large Window	B/I Closet
7	2nd Br	2nd	12.43	x 10.83	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.93	x 9.25	Hardwood Floor	Window	O/Looks Backyard
9	Bathroom	2nd	8.6	x 7.74	5 Pc Bath	Soaker	Window
10	Media/Ent	Bsmt	12.5	x 10.66	Ceramic Floor	Window	Open Concept
11	Office	Bsmt	17.75	x 6.76	Ceramic Floor	Window	Open Concept
12	Bathroom	Bsmt	7.58	x 5.18	3 Pc Bath	Ceramic Floor	Window
13	Laundry	Bsmt	5.51	x 3.28	Ceramic Floor	Ceramic Back Splash	
14	Utility	Bsmt	11.32	x 7.02	Tile Floor	Laundry Sink	
15	Other	Bsmt	10.01	x 6.5	Ceramic Floor		
16	Foyer	In Betwn	6.27	x 5.31	Ceramic Floor	Sliding Doors	O/Looks Backyard

Client Remks: Welcome Home! 447 Milverton is the perfect combination of modern updates & original character. This wide 3 Bedroom 2 Bath home is full of natural light & exudes warmth & character. The entrance foyer features custom California closet storage & bench designed for maximum convenience. The semi-open main floor has gleaming hardwood throughout & a new (2020) designer kitchen with pantry & breakfast bar. Take in the stained glass windows in the large living & dining room, plus there's a bonus office space perfect for work from home. The second floor features hardwood throughout & a large primary bedroom with beautiful exposed brick wall & 2 closets. The generous 2nd Bedroom is almost as large as the primary! Rounding out your upper level sanctuary is a bright third bedroom, a large 5 piece bath & light drenched hallway with vaulted ceiling & skylight . Rear stairway has sliding door to back yard & entrance to comfortable finished basement perfect for when guests & relatives visit. The ample basement has tile floors throughout & features a media room, 2nd office/play space, laundry closet, 3pc bath plus ample storage room & utility room. The large back yard oasis is perfect for relaxing or entertaining. Kick back on the sun drenched oversized deck or enjoy the shade on the back patio. The private backyard also boasts an established perennial garden & shed for all your storage needs. Wide mutual drive, clever bin storage & gate add to your convenience. Located in a fantastic neighbourhood, a short walk to restaurants, shopping, Transit (Coxwell Station), hospital, great schools parks & more!

Inclusions: Stainless Steel Appliances (Fridge, Gas Range, Microwave, Dishwasher (2025), Central Air, Forced Air Gas Furnace & Equipment, Light fixtures, Ecobee Smart Thermostat, Built in storage in Foyer & Primary Bedroom, Garden Shed)

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



15 Glebeholme Blvd Toronto Ontario M4J 1S3 Toronto E03 Danforth Toronto Taxes: \$5,014/2025 Sold Date: 08/01/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,130,000 List: \$1,149,900 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 115 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x2xGround, 1x4xBsmt Dir/Cross St: Donlands Ave & N. Of Danforth Directions: North of Danforth	

MLS#: E12294352 **PIN#:** 104110105
Legal: Plan 551E Lot 133

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Additional Garage(s) Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.99	x 8.04	Hardwood Floor	Large Window	Closet
2	Dining	Ground	13.45	x 9.51	Hardwood Floor	Large Window	
3	Kitchen	Ground	11.48	x 10.17	Tile Floor	Window	
4	Prim Bdrm	2nd	12.63	x 12.47	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	11.15	x 9.84	Hardwood Floor	Closet	Window
6	3rd Br	2nd	15.42	x 10.07	Hardwood Floor	Closet	Large Window
7	Living	Bsmt	16.4	x 16.4			
8	Dining	Bsmt	16.4	x 16.4	Large Window		
9	Br	Bsmt	16.4	x 16.4	Large Window		

Client Remks: Welcome To One Of The Largest Semi-Detached Homes In The Area! Fully Renovated And Move-In Ready, This Rare Gem Offers Style, Space, And Serious Curb Appeal. With No Neighbours Behind, You'll Enjoy Added Privacy Along With An Elevated Front Walkway And Solid Brick Construction. Inside, You'll Find Quartz Countertops, Engineered Hardwood Floors, And Large Windows That Flood The Home With Natural Light. It's One Of The Few Homes In The Area With A Main Floor Powder Room, Plus 3 Oversized Bedrooms And 3 Bathrooms Throughout. Main Bathroom Even Has A Double Vanity! The Separate Basement Entrance Offers Incredible Flexibility That's Perfect For An In-Law Suite Or Future Rental Potential. Located Within Walking Distance To Both Donlands And Greenwood Subway Stations And In The Highly Sought-After Wilkinson Public School, Earl Grey Middle School And Riverdale High School Districts, This Home Checks Every Box For Convenience, Comfort, And Long-Term Value. Driveway Is Max 7 Ft Wide And Can Fit A Smaller Vehicle. Basement Is Approximately 6"8' Feet High. Open House Saturday/Sunday 2-4PM.

Inclusions: S/S Fridge, Dishwasher, Stove. Washer/Dryer. Fridge, Stove. ALL Elfs.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



259 Strathmore Blvd			Sold: \$1,165,000		
Toronto Ontario M4J 1P7			List: \$1,175,000		
Toronto E03 Danforth Toronto					
Taxes: \$4,821/2024		For: Sale	% Dif: 99		
Sold Date: 07/07/2025					
SPIS: N	Last Status: SLD	DOM: 20			
Semi-Detached	Fronting On: S	Rms: 6 + 3			
Link:	Acreage: < .50	Bedrooms: 3 + 1			
2-Storey	19.33 x 108 Feet	Washrooms: 2			
	Irreg:	1x3x2nd, 1x3xBsmt			
	18.93'x105.24'x2.05'x4.27'x13.90'x108.25				
Dir/Cross St: Monarch Park Ave					
Directions: Between Linsmore Cres and Monarch Park Ave					

MLS#: E12226254 **PIN#:** 104120439
Legal: PT LT 143 S/S STRATHMORE BLVD PL 509E TORONTO; PT LT 144 S/S STRATHMORE BLVD PL 509E TORONTO AS IN CA681451; S/T & T/W CA681451; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning: R(d0.6*322)
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A Hydro: Y
Basement: Apartment / Full	Park/Drive: Other	Gas: Y Phone: A
Fireplace/Stv: Y	Drive: Lane, Other, Street Only	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:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1905	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, Rec Centre	HST Applicable to In Addition To
Yr Built Source: MPAC	Exterior Feat: Deck, Privacy	Sale Price:
Apx Sqft: 1100-1500	Interior Feat: Accessory Apartment	Farm/Agr:
Lot Shape: Rectangular	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct: Fence - Full, Garden Shed
Lot Size Source: MPAC		Survey Type: None
Roof: Shingles		Spec Desig: Unknown
Foundation: Concrete		
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Level					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.68	x 4.07	
2	Living	Main	11.42	x 10.6	
3	Kitchen	Main	18.83	x 14.99	Eat-In Kitchen
4	Prim Bdrm	2nd	14.99	x 11.25	
5	2nd Br	2nd	11.32	x 8.99	
6	3rd Br	2nd	10.93	x 10.66	

Client Remks: Hello? Is it me you're looking for? Beautifully renovated and loaded with old-world charm, this 3+1 bedroom, 2 bathroom home has all the modern conveniences your family actually needs. The kitchen is beautifully renovated and fully loaded with gas range, new appliances, tons of storage, and a big island that doubles as command central for homework, snacks, charcuterie board/wine nights and catch-ups. The bathrooms been updated too, so no beige tile or mystery caulking in sight. All bedrooms are generously sized and have custom built-in shelving units. The vaulted ceiling and charming fireplace in the primary adds a certain.. je-ne-sais-quois. Downstairs, there's a separate one-bedroom apartment with a great low-maintenance tenant in place. Out back, you've got a fully fenced yard, a sunny deck, and gated laneway access that offers potential parking. And the location? It doesn't get much better. Steps to the Danforth, one of Torontos most vibrant, walkable neighbourhoods, filled with a ton of indie shops, amazing food, and a strong sense of community. Greenwood Station is just around the corner, so getting downtown is easy, and you're surrounded by highly-rated schools and parks. The house checks all the boxes. The neighbourhood seals the deal!

Inclusions: existing fridge, stove, dishwasher, washer & dryer, blinds

Listing Contracted With: REAL BROKER ONTARIO LTD888-311-1172



131 Virginia Ave Toronto Ontario M4C 2T3 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,150,000 List: \$1,175,000
Taxes: \$5,338.93/2025	For: Sale	% Dif: 98
Sold Date: 11/23/2025		
SPIS: N	Last Status: SLD	DOM: 33
Link: Semi-Detached 2-Storey	Fronting On: E Acreage: 22 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Woodbine Ave and Cosburn Ave Directions: South on Woodbine Avenue, West on Virginia		

MLS#: E12474417 **PIN#:** 104250199
Legal: LT 88 PL 2059 TWP OF YORK; PT LT 89 PL 2059 TWP OF YORK AS IN TB452493; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 26.15	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	11.81	x 26.15	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	15.81	x 11.12	Stainless Steel Appl	Granite Counter	Modern Kitchen
4	Prim Bdrm	2nd	15.88	x 10.99	Hardwood Floor	B/I Closet	Window
5	2nd Br	2nd	12.17	x 9.15	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	13.29	x 11.25	Hardwood Floor	Closet	Window
7	Family	Bsmt	15.19	x 16.99	Broadloom	Window	3 Pc Bath
8	Laundry	Bsmt	7.45	x 10.2	Ceramic Floor	Window	Laundry Sink
9	Utility	Bsmt	4.23	x 19.88	Concrete Floor		

Client Remks: Welcome to this beautifully maintained solid brick semi that truly has it all. Step inside to discover sun-filled, generously sized rooms and plenty of thoughtfully designed storage throughout. The professionally landscaped, low-maintenance exterior offers great curb appeal and parking for up to 3 cars a rare find!The open-concept living and dining areas are perfect for entertaining, while the modern kitchen features granite countertops and ample cabinetry for the home chef. Gleaming oak hardwood floors flow throughout the main and second levels, adding warmth and timeless character to every space.Upstairs, youll find three oversized bedrooms, each offering exceptional space and flexibility ideal for a growing family or anyone craving room to work, play, and unwind.The finished basement extends your living space with a cozy family room, a convenient 3-piece bath, a dedicated laundry area, and a spacious cold room for extra storage.Located in a sought-after, family-friendly neighbourhood, enjoy being within walking distance to schools, Taylor Creek Park, a community recreation centre, and convenient TTC transit.This move-in ready home combines comfort, style, and location an incredible opportunity you wont want to miss!

Inclusions: Stainless Steel Appliances: Fridge, Range, Hood, Built in Dishwasher. Custom Kitchen Island. Front Load Washer And Dryer, All Window Coverings, All Electric Light Fixtures

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



130 Glebeholme Blvd Toronto Ontario M4J 1S6 Toronto E03 Danforth Toronto Taxes: \$5,694/2024 Sold Date: 07/03/2025 SPIS: N Last Status: SLD DOM: 0			Sold: \$1,130,000 List: \$1,179,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.19 x 120 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Greenwood/Danforth Directions: Greenwood/Danforth

MLS#: E12259826 **PIN#:** 104120015
Legal: Pt Lt 161, Plan 534E

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Hot Water Heater Included In Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.17	x 14.67	Combined W/Dining	Fireplace	Hardwood Floor
2	Dining	Main	29.17	x 14.67	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	9.68	x 14.44	Family Size Kitchen	Updated	
4	Breakfast	Main	8.37	x 6.66	O/Looks Garden	Sliding Doors	W/O To Deck
5	Prim Bdrm	2nd	13.25	x 11.42	Fireplace	Closet	W/O To Balcony
6	2nd Br	2nd	13.48	x 9.25	Closet	Hardwood Floor	
7	3rd Br	2nd	10.2	x 12.76	Closet	Ceiling Fan	Hardwood Floor
8	Rec	Bsmt	18.08	x 14.57	Unfinished		
9	Utility	Bsmt	19.72	x 14.57	W/W Closet	W/O To Garden	Unfinished

Client Remks: Situated on a tree-lined street just steps from The Danforth, this beautifully renovated home combines modern updates with the original charm of its character. Located in a family-friendly neighbourhood within the coveted Earl Beatty School district, it offers the perfect blend of community and culture. This residence exemplifies a thoughtful renovation that revitalizes the space while preserving its inviting character. Charming details such as exposed brick and hardwood floors perfectly complement modern upgrades like a contemporary kitchen, a spa-inspired bathroom, and an EV charger conveniently located beside your parking spot! The main floor offers a versatile layout, featuring an open-concept living and dining area that makes this home the perfect place for anyone who likes to entertain. The spacious and sunny eat-in kitchen with granite counters and brand new appliances has direct access to the backyard, that offers the perfect deck for summer meals and lots of space for family fun or green gardens! The top floor of this home boasts brand-new hardwood floors, welcoming you with warmth and elegance. At the top of the stairs, a large skylight floods the space with natural light, creating an airy and inviting atmosphere. All bedrooms are bright and spacious, but the primary bedroom stands out as your personal relaxing oasis, complete with a charming brick fireplace and a private balcony. The bathroom has been tastefully renovated with a spa-inspired design, featuring a sizable skylight over the tub and shower, ample storage, and a dedicated area for getting ready in style. The unfinished, waterproofed basement offers direct outdoor access and provides flexible space for additional living, an income unit, or future expansion. A lifestyle focused location, a family friendly community and a beautiful home with modern renovations and original charm; this is truly the best of life in Toronto.

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



94 Langford Ave Toronto Ontario M4J 3E3 Toronto E03 Danforth Toronto Taxes: \$6,779.24/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,515,500 List: \$1,199,000 For: Sale % Dif: 126
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 119 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Pape and Danforth Directions: Pape and Danforth

MLS#: E12406223 **PIN#:** 105350240
Legal: PT LT 28 W OF LANGFORD AV PL 948 TORONTO (MIDWAY) AS IN CA423290; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 12.24	Large Window	Open Concept	Hardwood Floor
2	Dining	Main	12.07	x 11.52	Pot Lights	Window	Hardwood Floor
3	Kitchen	Main	10.66	x 13.48	Stainless Steel Appl	Renovated	Hardwood Floor
4	Family	Main	13.42	x 13.25	Fireplace	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	14.93	x 9.84	B/I Closet	Window	Hardwood Floor
6	Br	2nd	9.68	x 11.15	Double Closet	Window	Hardwood Floor
7	Br	2nd	7.25	x 8.43	Combined W/Laundry	Window	Hardwood Floor
8	Living	Lower	10.01	x 7.09	Open Concept	Pot Lights	4 Pc Bath
9	Kitchen	Lower	8.66	x 11.58	Centre Island	Pot Lights	Renovated
10	Br	Lower	9.91	x 7.74	Pot Lights	Closet	

Client Remks: Welcome to 94 Langford Avenue truly special, meticulously maintained 3+1 bedroom, 2-bath home in prime Danforth Village, within the coveted Wilkinson School District. Sunlight fills generous principal rooms that flow into a large, family-sized kitchen appointed with quartz countertops, stainless steel appliances, and abundant storage. At the rear, the main-floor family room is the showpiece: floor-to-ceiling windows, custom built-ins, and a cozy wood burning fireplace create a bright, welcoming gathering space. A convenient walkout opens to a gorgeous, low-maintenance private backyard perfect for morning coffee, weekend barbecues, and easy entertaining. Upstairs, the sunlit primary bedroom offers custom built-ins and excellent proportions, joined by two additional bedrooms and the rare convenience of second-floor laundry. The fully finished lower level adds impressive flexibility: think in-law or nanny suite, dedicated home office space, or rental apartment with ample storage to keep life organized. Curb appeal begins with a charming covered front porch, while rare two-car parking off the lane makes everyday living simple. There is also laneway housing potential for those looking to unlock future value. Beyond the house itself, this block of Langford is known for its incredible sense of community friendly neighbours, familiar faces, and the kind of street where people look out for one another. With a 95 Walk Score, you're just a 6-minute walk to the subway and moments to the shops, restaurants, cafes, parks, and everyday amenities along the Danforth. Renovated with care and maintained with pride, 94 Langford pairs warmth and function with a best-in-class location. Its a turnkey home that truly checks every box location, lifestyle, and lasting appeal. Don't miss your chance to own something special.

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, 2 Washers, 2 Dryers, All electric light fixtures, Drapes in Living and drapery hardware, Blinds, TV wall brackets main floor, TV wall brackets and TV in basement, Microwave in basement, Electric fireplace in basement, Shed, Firewood in wood shed in parking space.

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



674 Milverton Blvd			Sold: \$1,175,000		
Toronto Ontario M4C 1X9			List: \$1,199,999		
Toronto E03 Danforth Toronto					
Taxes: \$5,150.08/2024		For: Sale		% Dif: 98	
Sold Date: 09/11/2025					
SPIS: N		Last Status: SLD		DOM: 8	
Semi-Detached		Fronting On: N		Rms: 6 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		18.83 x 117.91 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xBsmt	
Dir/Cross St: Woodbine & Danforth Directions: West of Woodbine, north of Danforth					

MLS#: E12376635 **PIN#:** 104240617
Legal: PT LT 128 PL 2170 TORONTO (DAVIS HARRIS ANNEX); PT LT 129 PL 2170 TORONTO (DAVIS HARRIS ANNEX) AS IN EV80973,S/T & T/W EV80973; TORONTO , CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished		Park/Drive:	Hydro:
Fireplace/Stv: N		Drive:	Gas:
Heat: Forced Air / Gas		Drive Park Spcs: 0	Water: Municipal
A/C: Central Air		Tot Prk Spcs: 0	Water Supply Type:
Central Vac: N		UFFI:	Sewer: Sewers
Apx Age:		Pool: None	Waterfront:
Year Built: 1922		Prop Feat:	Retirement:
Apx Sqft: 700-1100		Interior Feat: Guest Accommodations,	HST Applicable to: Included In
Lot Size Source: MPAC		Water Heater	Sale Price:
Roof: Shingles			Farm/Agr:
Foundation: Concrete			Oth Struct:
Assessment: POTL:			Survey Type: None
POTL Mo Fee:			Spec Desig: Unknown
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.93	x 10.79	Combined W/Dining	Open Concept
2	Dining	Main	11.52	x 10.79	Combined W/Living	Open Concept
3	Kitchen	Main	8.83	x 10.79	Open Concept	Quartz Counter W/O To Deck
4	Prim Bdrm	2nd	12.14	x 12.14	Large Window	Closet
5	2nd Br	2nd	10.5	x 8.86	Closet	Window
6	3rd Br	2nd	9.84	x 8.86	Closet	Window
7	3rd Br	Bsmt	10.24	x 6.89	Above Grade Window	
8	Rec	Bsmt	16.08	x 13.78	3 Pc Bath	Finished

Client Remks: Offers anytime! Newly updated from top to bottom and totally turnkey, all you need to do is bring your toothbrush and move right in! This stunning semi-detached 3 plus one bed, 2 bath home is nestled on a quiet tree-lined, family friendly street is just a few minutes walk from Woodbine TTC and all the action that the Danforth has to offer. Sunny, open concept main floor with wide plank flooring throughout, beautifully updated kitchen with breakfast bar and walkout to a large deck, quartz counters and backsplash, spacious bedrooms with closets, finished basement with additional bedroom and large bathroom, and fully fenced in backyard perfect for kids and pets! Parking is on mutual drive and is shared with neighbours in 2 week on/2 week off arrangement. Ample street parking is also available! Located just steps to shops, cafes, schools, grocery store, East Lynn, Farmer's Market, walking/bike trails at Taylor Creek, and a just a short ride down to the Beaches!

Inclusions: All ELFs, gas stove, fridge, dishwasher, hood vent, washer & dryer, & garden shed.

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



402 Milverton Blvd Toronto Ontario M4J 1V9 Toronto E03 Danforth Toronto Taxes: \$5,851.72/2025 Sold Date: 11/02/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,170,000 List: \$1,219,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.5 x 115 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3xBsmt Dir/Cross St: Coxwell / Danforth Directions: W of Coxwell / N of Danforth	

MLS#: E12494554 **PIN#:** 104200341
Legal: PT LT 388 PL 557E TORONTO; PT LT 387 PL 557E TORONTO AS IN CT72171; S/T & T/W CT72171; TORONTO , 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: Year Built: 1922 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Public Transit Exterior Feat: Porch Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.99	x 14.76	Hardwood Floor	O/Looks Frontyard	South View
2	Dining	Main	27.99	x 14.76	Combined W/Living	Hardwood Floor	East View
3	Kitchen	Main	10.43	x 11.58	Ceramic Floor	Granite Counter	Open Concept
4	Sunroom	Main	6.59	x 12.6	Ceramic Floor	Sliding Doors	W/O To Yard
5	Prim Bdrm	2nd	11.84	x 12.6	Hardwood Floor	Closet	South View
6	2nd Br	2nd	10.01	x 9.51	Hardwood Floor	Closet	East View
7	3rd Br	2nd	10.01	x 9.51	Hardwood Floor	East View	
8	4th Br	2nd	11.09	x 8.07	Hardwood Floor	O/Looks Backyard	
9	Rec	Bsmt	20.34	x 14.5	Laminate	3 Pc Bath	
10	5th Br	Bsmt	11.75	x 14.5	Laminate		
11	Utility	Bsmt	14.01	x 6.82	Unfinished		

Client Remks: Updated, spacious and rare 4 + 1 bedroom semi (with legal front pad parking) just north of the Danforth, with a bright south-facing exposure and a main floor that includes a powder room, separate laundry area, and bonus room at the back - a combination that's hard to find in this neighbourhood. The open-concept main floor offers great flow from the living and dining areas to the kitchen and bonus room, creating flexible space for an office, play area, or cozy TV nook. Upstairs you'll find 4 bedrooms - a rarity in this pocket - while the finished basement adds versatility with a 5th bedroom, recreation room, and 3-pc bath. Outside, enjoy a legal front parking pad, a large backyard deck with pergola - perfect for entertaining or relaxing under the lights - and an oversized powered shed (2024) with its own breaker panel, ready for your creative touch. Whether you envision a workshop, studio, or hobby space, the possibilities are there. The location completes the package: just a 6-minute walk to Coxwell subway or 10 minutes to Greenwood Station, close to top-rated schools (Earl Beatty JPS & SPS with Early French Immersion), parks, the DVP, and all the vibrant shops and restaurants along the Danforth. You'll love the community spirit - including the annual Milverton Street Party.

Inclusions: Existing: Stainless steel (Fridge, Stove (2021), b/i microwave (2025), b/i dishwasher (2021)) Stacked front loading Washer & Dryer (2022), Freezer in bsmt, Elf's, Window Coverings Smart light switches, Heated floors in 2nd flr bathroom (as is), valence lighting under kitchen cabinets (as is).

Listing Contracted With: RE/MAX HALLMARK YU GROUP REALTY LTD, 416-494-9858



144 Langford Ave Toronto Ontario M4J 3E3 Toronto E03 Danforth Toronto Taxes: \$6,063/2024 Sold Date: 09/09/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,451,000 List: \$1,229,000 For: Sale % Dif: 118
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 15 x 119 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x5x2nd, 1x3xBsmt	Dir/Cross St: Pape and Danforth Directions: East of Pape north of Danforth

MLS#: E12378741 **PIN#:** 105350265
Legal: PT LT 43 W OF LANGFORD AV PL 948 TORONTO (MIDWAY) AS IN CA200680; TORONTO , CITY OF TORONTO

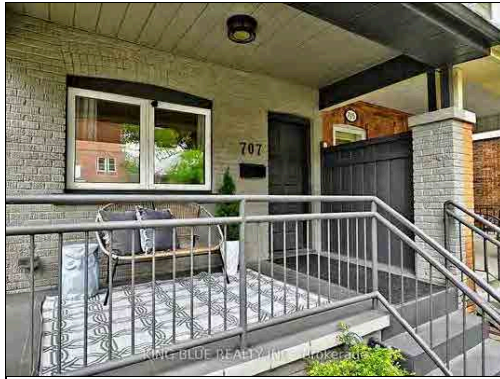
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Carport / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.93	x 9.91	Gas Fireplace
2	Dining	Main	13.09	x 11.52	Open Concept
3	Kitchen	Main	12.5	x 10.6	Granite Counter
4	Prim Bdrm	2nd	14.6	x 13.09	Hardwood Floor
5	2nd Br	2nd	13.42	x 10.66	Hardwood Floor
6	3rd Br	3rd	14.07	x 11.32	Double Closet
7	Office	3rd	10.07	x 6.5	Combined W/Br
8	Rec	Bsmt	18.41	x 13.85	
9	Br	Bsmt	10.83	x 9.84	
10	Laundry	Bsmt	13.09	x 4.82	3 Pc Bath

Client Remks: Don't Linger on Langford - this one won't last! Ideally situated on a tree-lined street, and you won't find a group of neighbours more welcoming....they even have a What's App Group! A welcoming front porch makes morning coffee and socializing a breeze. This is a bright and happy home!! Open Concept main floor flows effortlessly into a kitchen with plenty of cupboards, and counterspace...making entertaining Easy Peasy, whether in the dining room, or on the back deck. There are three generous sized bedrooms on the Upper floors, and the versatile third floor offers endless possibilities: A Den and Home Office, Primary Bedroom with Office Nook, or a Teen's Dream Space. Fully finished Basement includes a second bath, fourth bedroom, Rec-room, ample storage and laundry. Parking can't be beat...Fully enclosed Carport w/garage door opener, newer concrete pad and extra storage. It is easily accessed via Langford's Lane. Life is better on Langford! Steps to Aldwych Park, Wilkinson P.S, Danforth Shops and Restaurants, and TTC. Oh Ya, and at some point the Ontario Line....watch your value soar!!! Shows a 10!

Inclusions: Fridge, Stove, B/I Dishwasher, Washer, Dryer, Blinds, Closet Units, Brdlm w/laid, on third, Gas BBQ Hook Up, Split Ductless AC/Heat Pump on 3rd Floor

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



707 Milverton Blvd Toronto Ontario M4C 1Y1 Toronto E03 Danforth Toronto		Sold: \$1,250,000 List: \$1,295,000
Taxes: \$6,637.88/2024	For: Sale	% Dif: 97
Sold Date: 07/28/2025		
SPIS: N	Last Status: SLD	DOM: 28
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 23.17 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Woodbine and Danforth Directions: Woodbine and Danforth		

MLS#: E12254165			PIN#: 104230397					
Legal: PT LT 105 PL 2170 TORONTO (DAVIS HARRIS ANNEX) AS IN EV76192; TORONTO , CITY OF TORONTO								
Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Interior Feat: None			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		
			Hydro: Phone: Municipal Sewers None Not Subject to HST Unknown None					
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	13.16	x 13.25	Hardwood Floor			
2	Dining	Main	10.17	x 10.17	Hardwood Floor			
3	Kitchen	Main	12.66	x 10.17	Stainless Steel Appl	Hardwood Floor		
4	Sunroom	Main	8.01	x 7.58	Laminate	Skylight		
5	Prim Bdrm	2nd	11.61	x 11.12	Hardwood Floor	B/I Closet	Window	
6	2nd Br	2nd	7.84	x 11.58	Hardwood Floor	Window		
7	3rd Br	2nd	7.84	x 13.75	Hardwood Floor	Window		
8	Rec	Bsmt	12.34	x 17.91	Broadloom	B/I Shelves	Vinyl Floor	
9	Laundry	Bsmt	7.38	x 5.18	Vinyl Floor			
Client Remks: Welcome to 707 Milverton Blvd. Fully Renovated Rare lot with private driveway and private backyard . This beautifully updated 3 bedroom Semi sits on an extra-deep 23' x 120' lot and offers an oversized detached garage/workshop and multi-car driveway , plenty of green space, hardwood flooring throughout main floor and second floor and bright sunroom at the rear of property. The finished basement features a separate walk-up entrance, a 3-piece bathroom, laundry room, and a spacious rec area ideal for an in-law suite or future rental income. Located on a quiet street, yet steps away to the Woodbine TTC subway station, schools, parks, and shopping, this home offers unbeatable convenience with a peaceful residential feel								
Inclusions: All existing appliances. Light Fixtures.								
Listing Contracted With: KING BLUE REALTY INC.905-667-8377								



20 Strathmore Blvd
Toronto Ontario M4J 1P2
Toronto E03 Danforth Toronto
Taxes: \$6,198.60/2025
Sold Date: 07/17/2025
SPIS: N
Last Status: SLD
DOM: 9

Sold: \$1,690,000
List: \$1,388,000
For: Sale
% Dif: 122

Semi-Detached
Link:
2 1/2 Storey

Fronting On: N
Acreage:
18.08 x 125 Feet
Irreg:

Rms: 7 + 4
Bedrooms: 4 + 1
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth Ave / Donlands Ave / Pape Ave
Directions: NA

MLS#: E12270699
Legal: PT LT 53 PL 417E TORONTO AS IN CA244023; TORONTO , CITY OF TORONTO

PIN#: 105350477

Kitchens: 1 + 1
Fam Rm: N
Basement: Separate Entrance / Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Roof: Asphalt Shingle, Flat
Foundation: Brick
Assessment: 2024 POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Front Yard Parking, Lane
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School
Exterior Feat: Landscaped
Interior Feat: In-Law Suite, On Demand Water Heater
Security Feat: Carbon Monoxide Detectors, Smoke Detector

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

Hydro:
Phone:
Municipal
Sewers
Included In

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	22.77	x 14.67	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	22.77	x 14.67	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	15.42	x 11.02	Hardwood Floor	Stainless Steel Appl	W/O To Porch
4	Prim Bdrm	2nd	14.67	x 10.27	Hardwood Floor	B/I Closet	Pot Lights
5	2nd Br	2nd	12.01	x 10.53	Hardwood Floor	B/I Closet	Pot Lights
6	3rd Br	2nd	10.93	x 9.09	Hardwood Floor	Large Window	Pot Lights
7	4th Br	2nd	12.6	x 11.68	Hardwood Floor	Large Closet	Vaulted Ceiling
8	5th Br	Bsmt	10.86	x 9.42	Laminate	Pot Lights	B/I Closet
9	Rec	Bsmt	14.01	x 9.25	Laminate	Open Concept	Pot Lights
10	Kitchen	Bsmt	14.01	x 9.25	Laminate	Stainless Steel Appl	Stone Counter
11	Laundry	Bsmt	0	0			

Client Remks: Prepare To Be Captivated By This One-Of-A-Kind Dream Home, Nestled In Torontos Coveted Danforth Neighborhood! This Stunning, Fully Renovated Semi-Detached Residence Boasts 4+1 Bedrooms, Luxurious Baths, And Coveted Laneway Access With Parking For Two Vehicles, Plus A Legal Front Parking Pad. No Expense Has Been Spared In This Top-To-Bottom Transformation With Permits And Impeccable Attention To Detail, Featuring A Fully Landscaped Oasis Front And Back, Custom Glass Railings, And A Brand-New Roof And Windows. This Home Offers Modern Luxury At Every Turn. Step Inside To Discover A Chic Foyer Leading To An Open-Concept Living And Dining Area, Showcasing Custom Engineered Flooring, A Striking Feature Wall And A Modern Open-Riser Staircase. The Gourmet Kitchen Is A Chefs Delight, Featuring Custom Cabinetry, Quartz Countertops, And Top-Of-The-Line Kitchen Aid Appliances. Escape To Your Private , Fully Fenced Backyard From The Main Floors Covered Patio. Upstairs, Find Three Spacious Bedrooms With Custom Built-In Closets And A Luxurious 4-Piece Bathroom. The Third Floors Offers A Private Retreat , Perfect As A Fourth Bedroom Or Den. The Fully Finished Basement Provides Added Living Space With A Kitchen, Living Room, And Bedroom Ideal As An In-Law Suite Or For Generating Extra Income. Plus, With Potential For A Laneway Suite, This Home Offers Endless Possibilities! Located Steps From Top-Ranked Wilkinson Junior P.S And A Short Walk To Donlands Subway Station, Parks, And The Vibrant Danforth Ave, This Exceptional Home Offers The Ultimate Urban Lifestyle. **Don't Miss Your Chance To Own A Piece Of Paradise!**

Inclusions: Upgrades Include Totally Brand New Electric Wiring Throughout With ESA Certificate, New Plumbing Throughout, New Backflow Valve, Spray Foam Insulation. New Roof, Gutters, Windows & Doors. New Floors, Trim, Doors, Hardware. Custom Vanities & Bathrooms And The List Goes On!Brand New Kitchen Aid Fridge, Kitchen Aid Stove, Bosch Built-In Dishwasher, Hood Fan. Basement Fridge And Stove. Washer & Dryer . All Existing Light Fixtures And New Window Coverings. Nest Thermostat And Ring Door Bell. Brand New Furnace And Duct Work. 2 Parking In Laneway At The Back And 1 Front Legal Parking Pad.

Listing Contracted With: SUTTON GROUP-TOWER REALTY LTD.416-783-5000



224 Westwood Ave Toronto Ontario M4J 2H4 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,450,000 List: \$1,389,000
Taxes: \$5,678.28/2025	For: Sale	% Dif: 104
Sold Date: 10/18/2025		
SPIS: N	Last Status: SLD	DOM: 4
Semi-Detached	Fronting On: N	Rms: 9 + 1
Link:	Acreage:	Bedrooms: 4 + 1
2-Storey	20.5 x 129.37 Feet	Washrooms: 3
	Irreg:	1x3xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Pape/Mortimer Directions: Pape/Mortimer		

MLS#: E12460421 **PIN#:** 104060268
Legal: PCL 261-1 SEC M484

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Heat Pump / Electric A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 10.66	Large Window	Combined W/Sitting	Hardwood Floor
2	Sitting	Main	9.32	x 12.07	Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	11.68	x 14.76	Stainless Steel Appl	Breakfast Bar	Tile Floor
4	Dining	Main	12.99	x 10.99	O/Looks Backyard	Combined W/Kitchen	Hardwood Floor
5	Prim Bdrm	2nd	11.42	x 12.99	Large Window	Large Closet	O/Looks Backyard
6	2nd Br	2nd	12.4	x 12.5	Window	Closet	Hardwood Floor
7	3rd Br	2nd	11.68	x 10.01	Window	Closet	Hardwood Floor
8	4th Br	2nd	10.5	x 11.68	Large Window	Closet	Hardwood Floor
9	Rec	Bsmt	20.18	x 14.01	Combined W/Laundry		
10	Br	Bsmt	9.42	x 14.01			

Client Remks: Offers Anytime! Very Large 4-Bedroom Semi-Detached Property! Nestled In The Vibrant Danforth Community, This Prime Location Offers Unbeatable Convenience. Just A Short Walk To Pape Station & Minutes From The DVP, You're Seamlessly Connected To The Rest Of The City. Enjoy Having Shoppers Drug Mart, Sobeys, Scenic Parks, Excellent Schools, And A Variety Of Local Shops And Cafes All Just Steps From Your Door. Step Into This Beautifully Transformed Home Where Style Meets Function. Featuring Over \$200K In Upgrades, The Fully Remodeled Interior Offers A Bright Open-Concept Layout, Custom Kitchen, And Spacious Family Room Perfect For Both Entertaining And Everyday Living. Upstairs, You'll Find Generously Sized Bedrooms And A Newly Added 4-Piece Bathroom That Adds A Touch Of Luxury. Enjoy Modern Comfort Throughout With New Finishes, Fresh Paint, And An Upgraded Railing To The Second Floor. The Exterior Is Just As Impressive, Showcasing A Charming Front Porch, Upgraded Interlock In Both The Front And Back, A Large Backyard Deck, And A Carport With An Automatic Garage. Efficiency And Convenience Are Built In: Heat Pumps In Every Room, A High-Efficiency HVAC And Water Heater System, 200 AMP Electrical Service, And An Electric Car Charger. This Is More Than A Home It's A Lifestyle Upgrade. Don't Miss Your Chance To Own A Turnkey Property With Exceptional Quality And Thoughtful Details Throughout!

Inclusions: Fully Remodeled Interior (2014), Including Main Floor Bathroom (Permitted) And Newly Redesigned 2nd Floor Bathroom (2024). New Basement Carpet And Fresh Paint Throughout (2025). Updated Railing To 2nd Floor. Exterior Features Include New Garage Siding With Auto Opener And Carport (2016), New Windows (2018) And Doors (2024), Interlock Front (2015) & Back (2016), New Front Porch (2015), And Upgraded Backyard Deck (2020). Major Systems Updated: 200 Amp Electrical Panel (2014), Electric Car Charger (2023), High-Efficiency HVAC & Water Heater (2020), And Heat Pumps In Each Room (2018).

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



36 Marlow Ave Toronto Ontario M4J 3T9 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,395,000 List: \$1,419,000
Taxes: \$5,082.55/2025	For: Sale	% Dif: 98
Sold Date: 08/29/2025		
SPIS: N	Last Status: SLD	DOM: 35
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.9 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Donlands/Danforth Directions: Donlands/Danforth		

MLS#: E12307178 **PIN#:** 104100116
Legal: PT LT 22 PL 2587 TWP OF YORK; PT LT 23 PL 2587 TWP OF YORK AS IN TB468501**

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 9.55	Combined W/Dining	California Shutters	Pot Lights
2	Dining	Main	14.93	x 10.37	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.06	x 13.22	Quartz Counter	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.99	x 13.42	Double Closet	Hardwood Floor	Picture Window
5	2nd Br	2nd	13.06	x 8.04	Closet	Hardwood Floor	Picture Window
6	3rd Br	2nd	9.02	x 13.42	Closet	Hardwood Floor	Picture Window
7	4th Br	Bsmt	7.78	x 7.87	Vinyl Floor	Pot Lights	B/I Shelves
8	Rec	Bsmt	12.99	x 8.92	Vinyl Floor	Pot Lights	3 Pc Bath

Client Remks: STUNNING Semi in Prime Danforth Village - Friendly neighborhood, steps to Donlands subway station. Walking distance to future Ontario Line (Pape/Cosburn Stations). Featuring 3 bedrooms (with B/I closet) with 2 updated full baths (21') plus a recently finished basement with a bedroom (24'). Loaded with upgrades (\$\$\$ spent): 1 legalized parking pad, Upgraded Hardwood Floors (carpet free) & Modern Bannister, Gourmet custom kitchen with Stainless Steel appliances, granite countertop, valance light, Chimney style hood range, pot lights. Whole house with updated windows (mostly year 2024) and upgraded extra wide casing - taller windows in basement, Attic upgraded R-60 insulation (24'), Whole house filled with ductless/heat pump high efficiency air-conditioner system (main floor, basement, master bedroom, 2nd bedroom & 2nd floor). Water main replaced (21') Good size fully fenced backyard with deck. Very well kept home!!

Inclusions: Stainless Steel - Induction Stove (24'), Double Door Fridge, (Bosch) B/I dishwasher, Chimney Style Hood Range, (Bosch) Front Load Washer/Dryer (19'), All Elfs, All existing window coverings (California shutters/zebra roller shades), Nest Thermostat, RING Doorbell, Water Heater (owned), Fire pit in backyard, Standing Mirror in Master Bedroom. Yearly Broiler deep clean maintenance by professionals

Listing Contracted With: CENTURY 21 PERCY FULTON LTD.416-298-8200



117 Glebemount Ave Toronto Ontario M4C 3R9 Toronto E03 Danforth Toronto Taxes: \$5,127.80/2025 Sold Date: 10/30/2025 SPIS: N Last Status: SLD DOM: 50			Sold: \$1,375,000 List: \$1,429,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20.42 x 100 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 4 2x4x2nd, 1x3xBsmt, 1x2xGround	
Dir/Cross St: Coxwell Ave / Milverton Blvd Directions: 5 - 1/2 blocks north of the Danforth on Glebemount Ave			

MLS#: E12393200 **PIN#:** 104240571
Legal: PT LT 229 PL 558E TORONTO AS IN CT840137,S/T & T/W CT840137; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Built-In Oven, Bar Fridge, On Demand Water Heater	Zoning: Single Family Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 15.09	Hardwood Floor	Large Window	Electric Fireplace
2	Dining	Main	8.43	x 15.09	Hardwood Floor	Pantry	O/Looks Living
3	Kitchen	Main	12.83	x 16.47	Stainless Steel Appl	Backsplash	Quartz Counter
4	Prim Bdrm	2nd	14.76	x 10.7	Hardwood Floor	3 Pc Ensuite	Balcony
5	2nd Br	2nd	10.17	x 15.09	Hardwood Floor	Large Window	Closet
6	3rd Br	2nd	9.35	x 10.2	Hardwood Floor	Window	Closet
7	Rec	Bsmt	18.37	x 14.27	Vinyl Floor	Pot Lights	Window
8	Office	Bsmt	8.5	x 14.11	Window		
9	Sitting	Bsmt	9.74	x 7.22	Walk-Out		

Client Remks: WOW Factor Alert! Welcome to 117 Glebemount Avenue, a show-stopping gem in the heart of Toronto's highly coveted Danforth neighbourhood. Every inch of this fully renovated home has been reimagined with modern elegance, luxury finishes, and thoughtful design -- no expense spared! From the moment you arrive at the custom solid wood front door, you'll know this home is something truly special. Inside, you'll enjoy nearly 2,000 sq. ft. of beautifully curated living space. The bright, open-concept main floor features wide-plank flooring, custom millwork, and designer lighting that sets the tone for sophisticated entertaining. At the heart of it all is a dream kitchen with sleek quartz countertops, an oversized waterfall island (where guests will inevitably gather), an electric cooktop, and abundant cabinetry for both style and function. Upstairs, retreat to 3 spacious bedrooms, including a primary suite worthy of a magazine cover -- custom closets, spa-inspired ensuite, and flawless finishes throughout. The finished basement adds additional flexibility with a 4th bedroom, full bath, and a large rec room with its own separate entry, perfect for multigenerational living or a private guest suite. Step outside to a fully fenced backyard oasis, professionally hardscaped with LED-lit stonework for evening ambiance, and plenty of room for summer BBQs. The front pad offers parking convenience (not a legal pad), making city living that much easier. And the location...unbeatable! Just 750m to Coxwell or Woodbine Station, steps from the vibrant Danforth's shops, cafes, parks, schools, and more. Extra Features : 200 Amp Panel, Brand New HVAC, Italian Wall Mounted Vanities, Duravit Wall Hung Toilets, New Canadian Made Windows, plus much more! This move-in ready masterpiece truly has it all. The only thing missing is you!

Inclusions: Stainless Steel: Fridge, Hood, Oven, Microwave, Dishwasher, Drink Fridge; Front Load Laundry & Dryer; All Electric Lighting Fixtures; All Window Coverings

Listing Contracted With: KELLER WILLIAMS LEGACIES REALTY 905-669-2200



18 Leroy Ave Toronto Ontario M4J 4G7 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,178.69/2025 For: Sale Sold Date: 11/25/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,425,000 List: \$1,479,000 % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.07 x 95 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xBsmt	
Dir/Cross St: Mortimer Ave. & Greenwood Ave. Directions: Mortimer Ave. & Greenwood Ave.			

MLS#: E12559628 **PIN#:** 104130377
Legal: PT LT 26 PL 2037 TWP OF YORK AS IN CA372455; S/T & T/W CA372455; TORONTO (E YORK); 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: Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick 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: Carpet Free, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	8.99	x 13.16	Hardwood Floor	Pot Lights	B/I Closet
2	Living	Main	14.4	x 13.16	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	14.4	x 13.16	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	18.01	x 13.58	Hardwood Floor	Cathedral Ceiling	Large Window
5	2nd Br	2nd	13.91	x 10.24	Hardwood Floor	Large Window	Large Closet
6	3rd Br	2nd	10.01	x 8.01	Hardwood Floor	Window	
7	Rec	Bsmt	21.65	x 12.3	Hardwood Floor	Pot Lights	Renovated

Client Remks: A must see! Magnificently renovated 3 bedroom modern semi-detached home with a legal front parking pad. This home offers amazing convenience in a highly desirable location. The main floor boasts a stunning open-concept kitchen with built-in stainless steel appliances, gas range, kitchen island, quartz countertops, and a generous amount of custom cabinetry. Full wall floor-to-ceiling sliding doors provide a great amount of natural light and lead to a new composite deck that overlooks a beautifully landscaped yard with a pergola-covered seating area with a functional storage shed. The impressive primary bedroom features a soaring 10-ft vaulted ceiling. Fully renovated upstairs bathroom with a floating double-sink vanity and heated floors. Underpinned basement with 8-ft ceilings features sleek modern flooring, pot lights, a built-in media center, and a luxurious bathroom showcasing an oversized glass shower, heated floors, and high-end contemporary finishes. Additional features include custom roller shades throughout, solid wood interior doors, hardwood flooring on both main and second levels. This is a home that truly has it all - modern design, thoughtful upgrades, and exceptional living spaces inside and out. Move to this great community with amazing schools. Quick walk to the vibrant Danforth Avenue, Restaurants, Shops and TTC subway transit.

Inclusions: Stainless steel appliances (refrigerator, dishwasher, oven/microwave, hoodfan). Gas range. Front loading washer & dryer. All built-ins. Pergola. Shed. Nest thermostat. Ring doorbell and alarm system. All electric light fixtures.

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



81 Woodycrest Ave Toronto Ontario M4J 3A8 Toronto E03 Danforth Toronto Taxes: \$7,970.70/2025 Sold Date: 07/15/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,815,000 List: \$1,749,000 For: Sale % Dif: 104
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 21 x 126.33 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x5x2nd, 1x3x3rd, 1x3xLower	Dir/Cross St: Pape and Danforth Directions: South of Selkirk St

MLS#: E12269727 **PIN#:** 105350189
Legal: PT LT 36 PL 424E TORONTO; PT LT 37 PL 424E TORONTO AS IN CA639576; T/W & S/T CA639576; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1916 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Sump Pump, In-Law Suite, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.91	x 12.6	Large Window	Fireplace	Hardwood Floor
2	Dining	Main	11.91	x 14.99	Large Window	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	15.26	x 20.18	Renovated	Combined W/Family	Eat-In Kitchen
4	Family	Main	15.26	x 20.18	Large Window	Combined W/Kitchen	W/O To Garden
5	Br	2nd	15.26	x 11.75	W/W Closet	Bow Window	Hardwood Floor
6	Br	2nd	9.25	x 10.4	Closet	Window	Hardwood Floor
7	Br	2nd	8.76	x 12.66	Double Closet	Window	Hardwood Floor
8	Laundry	2nd	6.17	x 7.15	Laundry Sink	W/O To Deck	
9	Prim Bdrm	3rd	14.99	x 15.26	Double Closet	3 Pc Ensuite	Hardwood Floor
10	Office	3rd	14.57	x 14.01	Skylight	W/O To Deck	Hardwood Floor
11	Living	Lower	14.5	x 9.68	Open Concept	Combined W/Dining	
12	Dining	Lower	14.5	x 9.68	Combined W/Kitchen	3 Pc Bath	Closet
13	Kitchen	Lower	10.01	x 10.6	Eat-In Kitchen	Updated	
14	Br	Lower	10.01	x 8.17	Closet	Window	
15	Br	Lower	9.15	x 9.84	Closet	Window	

Client Remks: Welcome to 81 Woodycrest Avenue a beautifully renovated, grand 3-storey family home on one of the East Ends most beloved, tree-lined streets, right in the heart of the highly sought-after Wilkinson School District. This sun-filled gem perfectly balances timeless character, thoughtful design, and modern function. A charming covered front porch opens to spacious principal rooms anchored by a cozy gas fireplace the perfect spot to gather, relax, and entertain. The main floor also features a convenient powder room, a large family-sized kitchen with ample storage and prep space, and a bright family room that walks out to a generous deck and low-maintenance garden oasis ideal for barbecues, dinners outdoors, or relaxed weekends with friends. Upstairs, find three large bedrooms on the second floor, a gorgeous renovated bathroom, and a super-convenient second-floor laundry room making day-to-day living easier. The third-floor primary retreat is a true sanctuary, featuring fantastic closet space, a serene ensuite, a home office area, a cozy reading nook, and a walk-out to your own private deck a peaceful escape in the city. With 4+2 bedrooms and 4 bathrooms, there's flexible space for families to grow and guests to feel at home. The fully finished basement (currently rented month-to-month) includes a separate entrance perfect for in-laws, a nanny, or added income. A rare detached two-car garage provides great storage and laneway house potential. Enjoy a 95 Walk Score with the Danforth, Pape Station, parks, and top schools just steps away. This is East End living at its best a move-in-ready home in a vibrant, close-knit community you'll love.

Inclusions: 2 Fridges, 2 Stoves, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, All Electric Light Fixtures, Bathroom Mirrors. Hot Water Tank Owned.

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