



514 Concord Ave Toronto Ontario M6H 2P8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,206/2025 For: Sale % Dif: 144 Sold Date: 05/30/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,150,000 List: \$799,900
Detached Link: N 2-Storey	Fronting On: W Acreage: 19 x 126.58 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dovercourt and Hallam Directions: East of Dovercourt South Of Hallam

MLS#: W13185226 **PIN#:** 212830896
Legal: PT LT 73 PL 861 CITY WEST AS IN WD138735; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove 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
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to this 3 bedroom, 2 bathroom all-brick detached home, perfectly situated in the heart of one of Toronto's most coveted and soulful neighborhoods. Blending timeless character with the solid bones of a traditional build, this residence offers a rare opportunity to own a detached home in a community known for its leafy streets and artistic vibe. Prime Laneway Access Features a 2-car detached garage at the rear. With the city's current Garden Suite policies, explore the massive potential to convert or rebuild this into a secondary dwelling unit (Laneway Housing Report Available). Dovercourt Village is the perfect blend of quiet residential charm and urban convenience. 514 Concord is a short stroll to the Bloor-Danforth subway line, the vibrant shops of Bloorcourt, and some of the city's highest-rated schools and community centers. Boasting a Walker's Paradise score, you are steps away from the iconic Bakerbots Baking, Dark Horse Espresso, and the lush greenspace of Dovercourt Park. Inclusions: 2 Stove, 1 Washer, 1 Dryer All existing light fixture, All existing window coverings (All as is condition) Listing Contracted With: ROYAL LEPAGE SUPREME REALTY Ph: 416-535-8000					



158 Yarmouth Rd		Sold: \$1,055,000
Toronto Ontario M6G 1X2		List: \$999,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$7,315/2025	For: Sale	% Dif: 106
Sold Date: 06/18/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: N	Rms: 6
Link: N	Acreage:	Bedrooms: 3
2-Storey	20 x 116 Feet	Washrooms: 1
	Irreg:	1x4
Dir/Cross St: Christie and Dupont Directions: West on Yarmouth from Christie		

MLS#: W13419548 **PIN#:** 212660459

Legal: PT LT 234 PL 1088 CITY WEST AS IN CT869217; CITY OF TORONTO

Kitchens: 1		Exterior: Brick Front	Zoning:
Fam Rm: N		Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Unfinished		Drive:	Gas:
Fireplace/Stv: N		Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Interior Feat: Other	Retirement:
Year Built: 1908			HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 1500-2000			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Asphalt Shingle			Survey Type: None
Foundation: Concrete			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.83	x 13.39	Window	Closed Fireplace
2	Dining	Main	9.42	x 13.62	O/Looks Living	
3	Kitchen	Main	5.35	x 14.11		
4	Breakfast	Main	5.25	x 14.11		
5	Prim Bdrm	2nd	14.63	x 11.88	Hardwood Floor	Closet O/Looks Frontyard
6	2nd Br	2nd	9.61	x 12.47	Closet	
7	3rd Br	2nd	10.6	x 9.68	O/Looks Backyard	
8	Utility	Bsmt	14.63	x 16.04		
9	Other	Bsmt	14.63	x 10.1		
10	Other	Bsmt	14.63	x 5.74		

Client Remks: Nestled on beautiful and serene Yarmouth Road, in the highly desirable pocket between Christie and Ossington south of Dupont, this charming detached home offers a rare opportunity to become part of a truly special community. Lovingly held by the same family for over 75 years, the property stands as a testament to the exceptional neighbourhood, tree-lined streets, and welcoming atmosphere that make this area so sought after. Known for its close-knit community and annual street party each June, Yarmouth Road combines a warm neighbourhood feel with an incredibly convenient location. Set beneath a gorgeous canopy of mature trees, 158 Yarmouth Road is an enviable address in the heart of the city. This cherished and lovingly maintained home features approximately 1,500 square feet of above-grade living space, abundant natural light, three generously sized bedrooms, a private grassy backyard, and a rare two-car garage with laneway access. The location boasts, quick and convenient access to public transportation, three great grocery stores within walking distance, neighbourhood schools, nearby parks, and a growing m=number of shops and cafes on Dupont. Ready for its next chapter, 158 Yarmouth Road presents outstanding potential for renovation, redevelopment, and/or the addition of a laneway suite (laneway house report available), offering endless possibilities to create your dream home while preserving the legacy of this wonderful property.

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



139 Christie St Toronto Ontario M6G 3B3 Toronto C02 Annex Toronto Taxes: \$5,093/2024 Sold Date: 01/04/2026 SPIS: No Last Status: SLD DOM: 75			Sold: \$910,000 List: \$999,720 For: Sale % Dif: 91
Detached Link: N Bungalow	Fronting On: E Acreage: 17.17 x 130 Feet Irreg:	Rms: 4 + 1 Bedrooms: 2 Washrooms: 1 1x4xMain	Dir/Cross St: Christie St / Bloor St W. Directions: -

MLS#: C12473174 **PIN#:** 212570086
Legal: PT LT 127-128 PL 560 NORTH WEST ANNEX AS IN CA502322 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: No Apx Age: 100+ Year Built: 1890 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Unlock the potential of this detached home situated on a prime lot with a detached garage perfect for a renovation, rebuild, or savvy investment. With a solid, underpinned foundation, this property is ready for a top-up or rear extension to create your dream home or a high-yield income property. Zoning allows for multiple options: design a spectacular single-family residence, convert into a triplex, and explore the possibility of adding a laneway suite. A large basement with a separate entrance adds further flexibility for rental or in-law suite potential. Located just steps from Bloor Street, Christie Pits Park, the Bloor/Christie subway station, Korea Town, and Bloor court, this vibrant neighbourhood offers unbeatable walkability with a Walk Score of 87. Surrounded by top-rated schools, transit, parks, cafes, and shops this is an unbeatable location for both lifestyle and investment. Inclusions: Partially Underpinned Basement. No lead plumbing in the home. Equipped with a new sump pump and backwater valve. Updated 100-amp electrical service. City water line upgraded to 1" pipe. Weeping tiles and drainage system recently replaced. Features four separate entrances (2 main floor, 2 basement). New doors and windows throughout. Basement apartment not warranted for retrofit compliance by the sellers.					
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588					



190 Pendrith St		Sold: \$1,325,000
Toronto Ontario M6G 1S2		List: \$1,249,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,372.04/2025	For: Sale	% Dif: 106
Sold Date: 03/31/2026		
SPIS: No	Last Status: SLD	DOM: 1
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3
2-Storey	23.17 x 84 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Bloor & Ossington Directions: North of Bloor, East of Ossington		

MLS#: W12935042

PIN#: 212670114

Legal: PT BLK B PL D1443 TORONTO AS IN CT649940 S/T & T/W CT649940; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Bar Fridge, Other	HST Applicable to Included In
Roof: Shingles		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: 2025 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 10.99	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	14.17	x 8.66	Window	Wainscoting	Hardwood Floor
3	Kitchen	Main	14.17	x 8.17	Eat-In Kitchen	Stainless Steel Appl	Granite Counter
4	Mudroom	Main	5.51	x 7.09	Stainless Steel Sink	Window	Tile Floor
5	Prim Bdrm	2nd	13.25	x 10.99	Double Closet	Window	Hardwood Floor
6	2nd Br	2nd	13.68	x 8.43	Closet	Window	Hardwood Floor
7	3rd Br	2nd	9.25	x 8.43	Closet	Window	Hardwood Floor
8	Rec	Lower	18.18	x 10.17	Window	Pot Lights	Laminate
9	Cold/Cant	Lower	5.74	x 7.09	Window	B/I Shelves	Tile Floor
10	Laundry	Lower	5.35	x 10.24	Window	Pot Lights	Laminate

Client Remks: Welcome to 190 Pendrith Street, a charming 3-bedroom, 2-bathroom detached home in the sought-after Christie Pits neighbourhood. The inviting main floor features a lovely living room with crown moulding, stained glass windows, hardwood floors and a striking fireplace, flowing seamlessly into the dining room with rich wood wainscoting, perfect for entertaining. The renovated kitchen pairs style and function with stainless steel appliances, granite countertops, a textured brick backsplash and a designated eat-in area. A well-designed pantry and mudroom provides seamless access to the back yard and garage for everyday convenience. Upstairs, you will find three spacious bedrooms, each with ample closet space, along with a well-appointed 4-piece bathroom. The finished lower level offers a generous living space with a recreation room, an additional bathroom with a spacious shower, a cantina and a laundry room with stainless steel washer and dryer. Enjoy outdoor living in the private backyard with a deck for dining and a fenced-in grass area to relax or play. 1-car detached garage. Ideally located just steps away from parks and the trendy shops, cafes and restaurants along Ossington and Bloor, and minutes away from the subway. An amazing opportunity in one of Toronto's most vibrant neighbourhoods.

Inclusions: Refrigerator, Electric Range, Dishwasher, Microwave, Beverage Fridge, Washer, Dryer, All Window Coverings (Except as Noted), All Electric Light Fixtures, All Bathroom Mirrors, Second Floor Jetted Bathtub (As-Is), All Built-In Shelving & Organizers, Coat Rack, Shelves in Cold Room, Exterior String Lights, Boiler and Wall-Mounted Ductless AC Unit

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



12 Leeds St Toronto Ontario M6G 1N7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,949.74/2026 For: Sale % Dif: 98 Sold Date: 04/10/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,300,000 List: \$1,325,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 19 x 100 Feet Irreg:	Rms: 8 Bedrooms: 2 + 1 Washrooms: 2 1x5x2nd, 1x4xBsmt	Dir/Cross St: Ossington/Bloor Directions: Ossington/Bloor

MLS#: W12948118 **PIN#:** 212670232
Legal: Plan D1407 Pt Blk A

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fireplace/Stove 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: Unknown Spec Desig: Unknown
---	---	---

Water Body Name: Acton Lake
Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.76	x 15.29	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Ground	12.76	x 10.6	Hardwood Floor		
3	Kitchen	Ground	12.76	x 10.33	Hardwood Floor	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	13.68	x 12.7	Hardwood Floor	Double Closet	
5	2nd Br	2nd	13.25	x 6.89	Hardwood Floor	Double Closet	O/Looks Backyard
6	Living	Bsmt	11.65	x 9.94	Pot Lights	Heated Floor	
7	Br	Bsmt	11.65	x 8.43	Heated Floor	Double Closet	
8	Kitchen	Bsmt	7.91	x 8.73	Pot Lights	Breakfast Bar	Double Sink

Client Remks: Welcome to 12 Leeds St. Set on a quiet street just steps from Bloor and Ossington, this fully renovated detached home offers a refined blend of modern design and functional living in one of Toronto's most sought-after west-end neighbourhoods. Thoughtfully appointed with modern finishes throughout, the home features hardwood floors, a gas fireplace and expansive windows that fill the space with natural light. The open-concept main floor offers depth and flow, designed for everyday living and effortless entertaining. The kitchen is sleek and highly functional, with quartz stone countertops, a Bosch 5-burner cooktop and a generous breakfast bar that connects seamlessly to the living and dining areas. Upstairs, a spa inspired bathroom features heated floors and a deep soaker tub, balancing comfort with clean, modern finishes. The fully separate lower level is a standout, underpinned with 8ft ceiling heights and finished with radiant in-floor heating throughout-creating a comfortable, flexible space, ideal for extended family, guests, or rental income potential. The outdoor space is equally well considered, with a private rear deck that extends the living area and offers an ideal setting for summer entertaining. Located just steps to Christie Pits Park, Ossington subway station, and some of the city's trendiest bars and restaurants, this is a rare opportunity to own a fully renovated detached home in a prime Toronto postal code.

Inclusions: Back deck rebuilt 2025; paving stone in front and back redone 2025; Front right retaining wall being repaired end of March 2026; Kitchen cabinets refaced 2026; Tankless hot water heater owned and replaced 2021; New Washer/dryer and refrigerator in guest suite 2024/2025; Exterior maintenance (eaves cleaning and dryer vent emptied) 2026; heated floors (basement & 2nd floor restroom), Gas fireplace, Newest nest thermostat (2026)

Listing Contracted With: HOMEWISE REAL ESTATE **Ph:** 647-812-5813



215 Yarmouth Rd Toronto Ontario M6G 1X5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$2,865.53/2026 For: Sale % Dif: 95 Sold Date: 04/15/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$1,275,000 List: \$1,349,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 100.5 Feet Irreg:	Rms: 8 + 5 Bedrooms: 3 Washrooms: 3 1x4xMain, 1x4xBsmt, 1x4x2nd	Dir/Cross St: Dupont St & Ossington Ave Directions: South of Dupont, east of Ossington.

MLS#: W12927054 **PIN#:** 212660237
Legal: LT 17 PL 925 CITY WEST; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Accessory Apartment, Carpet Free, Built-In Oven, Guest Accommodations, In-Law Suite, Water Heater	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.12	x 22.83	Hardwood Floor	Gas Fireplace	Large Window
2	Dining	Main	12.04	x 5.77	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	12.01	x 8.23	Stainless Steel Appl	Centre Island	Updated
4	4th Br	Main	10.93	x 6.73	Laminate	4 Pc Bath	
5	Other	Main	10.93	x 8.17	Laminate	Walk-Out	Window
6	Prim Bdrm	2nd	9.09	x 10.89	Hardwood Floor	Window	Large Closet
7	2nd Br	2nd	9.06	x 11.68	Hardwood Floor	Window	Large Closet
8	3rd Br	2nd	10.93	x 6.73	Hardwood Floor	Window	Closet
9	Family	Lower	15.12	x 19.32	Tile Floor	Walk-Out	
10	Kitchen	Lower	10.93	x 6.99	Tile Floor	Window	
11	Utility	Lower	6.36	x 6.36	Unfinished		
12	Laundry	Lower	9.42	x 8.27	Laundry Sink	Walk-Out	
13	Other	Lower	15.12	x 5.81			

Client Remks: Yarmouth is calling! Will you answer? This two-story detached home blends beautiful residential living with a sense of community in one of Toronto's most sought-after west-end neighbourhoods. The main residence is warm, bright, and thoughtfully laid out with beautiful hardwood throughout and an open concept layout perfect for entertaining. The rear of the main floor features an added living space perfect for a family room or an office. This 3 bedroom gives you the space to grow into and not out of for a growing family. Downstairs, a fully finished basement apartment adds even more revenue potential or space for extended family. Outside your door, you're steps to everything that makes west-end living so desirable: excellent TTC access, quick connections to multiple subway stations, and easy commuting downtown. Enjoy nearby parks (Christie Pits) and green spaces, top-rated schools, and a vibrant mix of cafes, bakeries, restaurants, and independent shops (including one of the best strips to hang, Geary Ave.). From weekend brunch spots to everyday essentials, everything you need is right in the neighbourhood. What more could you ask for?

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



953 Dupont St
Toronto Ontario M6H 1Z4
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$7,073.34/2025 **For:** Sale **% Dif:** 95
Sold Date: 04/23/2026
SPIS: No **Last Status:** SLD **DOM:** 15
Fronting On: S **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20.04 x 110.92 Feet **Washrooms:** 3
Irreg: 1x5x2nd, 1x2xGround, 1x3xBsmt
 20.04ft x 111.32ft x
 20.02ft x 110.92ft
Dir/Cross St: Dupont & Dovercourt **Directions:** Dupont & Dovercourt

MLS#: W12969522 **PIN#:** 212840308
Legal: PT LT 17 PL 861 CITY WEST PT 1 64R14729; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Level, Public Transit, School Exterior Feat: Patio, Porch Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: EL Cable TV: Gas: Hydro: 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
--	--	--

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.19	x 14.76	Hardwood Floor	Open Concept	Formal Rm
2	Dining	Main	15.19	x 10.66	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	20.67	x 13.16	Ceramic Floor	Ceramic Back Splash	Double Sink
4	Breakfast	Main	13.16	x 20.67	Combined W/Kitchen	Family Size Kitchen	W/O To Porch
5	Prim Bdrm	2nd	15.16	x 14.24	Hardwood Floor	W/I Closet	5 Pc Bath
6	2nd Br	2nd	13.16	x 9.94	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.96	x 9.55	Hardwood Floor	Closet	Window
8	Bathroom	2nd	0	0	4 Pc Bath	Semi Ensuite	Ceramic Floor
9	Rec	Bsmt	25	x 14.5	Gas Fireplace	Ceramic Floor	Window
10	Office	Bsmt	12.53	x 12.5	Ceramic Floor	Window	
11	Bathroom	Bsmt	0	0	3 Pc Bath	Ceramic Floor	Window
12	Cold/Cant	Bsmt	0	0	Window		
13	Cold/Cant	Bsmt	0	0			

Client Remks: Fully Detached 3-Bedroom Home, Built & Lovingly Maintained By Original Owners. Conveniently Located In the Heart Of A Wonderful Neighbourhood, This Home Offers Fabulous Large Living Spaces On Both Main & Second Floors As Well As Basement. On The Main You'll Find An Inviting Open Concept Living & Dining Room, Great For Any Formal Function. Step Into The Huge Kitchen Offering A Large Family Eating Area For More Warm & Intimate Family Gatherings With A Walk-out To The Porch & Patio. Walk Up The Wood Staircase To The Second Floor To Appreciate The Beautifully Sized Bedrooms. The Large Principal Bedroom Offers A Walk-in Closet & 5-Pc Semi-Ensuite. Hardwood Flooring Through The Main & Second Floors. This Home Also Features A Side Entry Perfect For A Potential Separate Living Area. Or Simply Leave As Is & Enjoy The Huge Basement With A Large Rec/Living Room & Fireplace. Basement Also Offers Another Large Room For Your Office, Gym or Possible Additional Bedroom, 3-Pc Bathroom, Laundry Room & 2 Large Cold-Rooms. All This And A 2-Car Garage. A Gorgeous Home Ready For You To Move In & Enjoy! Located between Bloor, Davenport & St Clair, Close To Shopping, Restaurants, Bakeries, Schools, & All The Amenities You Need Only Minutes Away. What More Can You Ask For!

Inclusions: Refrigerator, Stove, Washer & Dryer, All Electric Light Fixtures, Window Coverings, Garage Door Opener & Remote.

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. **Ph:** 905-272-3434



84 Shanly St			Sold: \$1,399,000
Toronto Ontario M6H 1S7			List: \$1,399,999
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$6,462.53/2025		For: Sale	% Dif: 100
Sold Date: 04/08/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Detached	Fronting On: N	Rms: 6 + 2	
Link: N	Acreage: < .50	Bedrooms: 3 + 1	
2-Storey	22.5 x 132 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Bloor and Dovercourt Directions: Google Maps			

MLS#: W12963010 **PIN#:** 212910317
Legal: PT LT 3 BLK M PL 622 NORTH WEST ANNEX AS IN CA269034; S/T & T/W CA269034; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Heat Pump / Electric A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: Mutual, Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch, Landscaped, Patio Interior Feat: Sump Pump, Water Heater Owned Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Year: 1983 Survey Type: Available Spec Desig: Unknown
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.24	x 14.67	Hardwood Floor	Fireplace	
2	Family	Main	10.66	x 14.67	Hardwood Floor	Window	
3	Kitchen	Main	12.99	x 14.67	Eat-In Kitchen	Walk-Out	Window
4	Prim Bdrm	2nd	15.09	x 14.6	Bay Window	Double Closet	Hardwood Floor
5	2nd Br	2nd	9.91	x 10.99	Hardwood Floor	Closet	
6	3rd Br	2nd	8.01	x 14.67	Laminate	Closet	O/Looks Backyard
7	4th Br	Bsmt	18.5	x 8.17	Laminate		
8	Rec	Bsmt	16.57	x 12.5	Laminate		

Client Remks: Welcome to this beautiful classic detached home in highly sought-after Dovercourt Village. Thoughtfully updated with a focus on sustainability and energy efficiency, this home offers modern living with long-term cost savings. The heating and ventilation system was converted to a Mitsubishi Zuba top of the line central heat pump in 2023. In 2022 the double brick home was insulated on the outside back and side walls and covered with Hardie Board siding. The basement has been insulated and fully waterproofed from the inside with a sump pump and back water valve installed. The home has been occupied by the same owner for over forty years and carefully maintained and updated during that time. The front room features a working fireplace and cedar casement windows that look out on the large rebuilt and custom designed front porch. The former dining room is used as a family and entertainment room. A large eat-in kitchen serves as the heart of the home, offering ample space for family gatherings, everyday living, and entertaining. The second floor features a spacious master bedroom with a bay window and three closets, two medium sized additional bedrooms each with closets and a full bathroom with updated plumbing and cabinets. The basement is fully finished and provides two additional rooms and a full bathroom with a shower and deep tub for bathing. One room is currently used as a bedroom and the other as an office and entertainment space. Step outside to your own fully fenced private backyard oasis, ideal for relaxing, gardening, or hosting summer evenings in a serene setting. Spring blossoms are provided by two Lilac Bushes, a Crab Apple tree, and a Serviceberry tree. Raspberry bushes provide berries in July. There is plenty of room for a vegetable garden and room for all your tools in a custom-made cedar shed. You also have your own private parking spot at the back of the house, which is rare in this part of town.

Inclusions: Fridge, Stove, Dishwasher, clothes washer and dryer, HWT, Heat Pump, CAC, all electric light fixtures, all window coverings (Blinds)

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



324 Delaware Ave Toronto Ontario M6H 2T8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$7,381.53/2026 For: Sale % Dif: 110 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,650,000 List: \$1,499,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 23.66 x 132.19 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bloor & Ossington Directions: Bloor & Ossington

MLS#: W13424394 **PIN#:** 212830635
Legal: PT LT 46 BLK I PL 622 NORTH WEST ANNEX AS IN CT374445; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Finished Fireplace/Stv: Y Heat: Heat Pump / Gas, Other A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Available, Private Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit Interior Feat: Carpet Free, 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
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.98	x 12.7	Hardwood Floor	Marble Fireplace	Large Window
2	Dining	Main	12.99	x 14.83	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	14.11	x 12.37	Eat-In Kitchen	Family Size Kitchen	Backsplash
4	Mudroom	Main	8.17	x 8.17	Large Window	W/O To Deck	Closet
5	Prim Bdrm	2nd	20.47	x 13.19	Hardwood Floor	W/O To Balcony	B/I Closet
6	2nd Br	2nd	12.5	x 11.68	Hardwood Floor	Window	Closet
7	3rd Br	2nd	11.48	x 11.68	Hardwood Floor	Large Window	Closet
8	Office	2nd	7.09	x 5.77	Hardwood Floor	Window	Stained Glass
9	Living	Bsmt	13.09	x 18.18	Laminate	Open Concept	
10	Kitchen	Bsmt	14.9	x 15.78	Laminate	Breakfast Bar	
11	4th Br	Bsmt	13.78	x 11.68	Laminate		
12	Office	Bsmt	8.07	x 12.37	Laminate		

Client Remks: A rare and remarkable Victorian residence, ready to welcome its next owners who will appreciate and preserve its timeless beauty and extraordinary craftsmanship. Rich with character, this grand home showcases soaring 11FT ceilings on the main and an impressive 10FT ceilings on the second level, intricate plaster coving, original woodwork, stained glass windows, and remarkable Victorian detailing rarely found and preserved to this standard today. Light pours through the coloured glass, casting warmth and charm throughout the elegant principal rooms, while a stunning marble fireplace serves as a striking focal point, adding warmth and sophistication to the home's timeless interior. Stately exterior offers exceptional curb appeal with beautifully maintained brickwork and an undeniable presence on one of the area's most charming streets. Modernized windows with custom double blinds blend seamlessly with the home's historic character, while recently installed heat pumps provide energy-efficient comfort. Designed for both family living and entertaining, the oversized family-sized kitchen offers abundant space to gather and cook. Large principal rooms throughout the home provide flexibility and comfort. Exceptionally massive detached 2-car garage with additional driveway parking for a 3rd vehicle - an incredible convenience! **Approx. 1680 SF Laneway Suite Potential!** (buyers to verify all permissions and development requirements). Fully finished lower spacious self-contained apartment complete with a separate entrance, full-sized kitchen, large bedroom, office space and its own private washer and dryer - ideal for extended family, guests, or potential rental income! The spacious primary bedroom is a true retreat, featuring beautiful oversized windows that fill the room with natural light and a private walk-out to a charming balcony! This extraordinary Victorian home offers historic elegance, practical modern upgrades, and unmatched character in a prime urban setting.

Inclusions: Located just steps to the subway, beautiful bicycle trails, parks, and local amenities! StoveX2, Washer & Dryer X2 Dishwasher, Fridge X2, All Electric Light Fixtures, All Blinds, 3X Heat Pumps (Installed 2022) Air Con 2nd Floor (As Is). Roof 2026, Fridge + Main Floor Sink 2025, Upstairs Washer + Dryer 2024, Garage Door 2024

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-883-8300



40 Garnet Ave		Sold: \$1,675,000
Toronto Ontario M6G 1V5		List: \$1,499,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,711.37/2025	For: Sale	% Dif: 112
Sold Date: 05/05/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: N	Rms: 7
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	18.42 x 110 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Christie & Garnet Directions: West of Christie/North of Bloor		

MLS#: W13065458 **PIN#:** 212660632
Legal: PT LT 46 BLK B PL 778 CITY WEST AS IN WD63121; S/T & T/W WD63121; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV:
Basement: Fin W/O	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1.5	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door	HST Applicable to Sale Price: Included In
Roof: Unknown	Remote, Carpet Free, In-Law Capability, Sump Pump	Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.53	x 4.3	Tile Floor
2	Living	Main	10.17	x 13.81	Hardwood Floor
3	Dining	Main	9.65	x 14.01	Hardwood Floor
4	Kitchen	Main	14.99	x 9.71	Eat-In Kitchen
5	Laundry	Main	8.23	x 2.46	W/O To Yard
6	Prim Bdrm	2nd	15.03	x 13.98	Pocket Doors
7	2nd Br	2nd	9.55	x 12.24	Hardwood Floor
8	3rd Br	2nd	15.03	x 9.71	Hardwood Floor
9	Rec	Bsmt	11.19	x 19.19	Laminate
10	Br	Bsmt	11.19	x 8.5	Double Doors

Client Remks: Garnet is a Gem! There's an ease to this detached home you feel right away. Light moves beautifully through the space, pulled in by the rare open space across the street and steady southern exposure. It gives the entire home a sense of openness that's hard to replicate, with a light, airy quality that brings a subtle coastal calm to everyday living. Inside, it's all been done. Stylish, modern, and thoughtfully renovated without losing it's soul. A gorgeous living room anchors the main floor with a fireplace, large picture window, and custom built-ins. The dining room offers a partially open space that maintains a level of formality, perfect for daily needs and comfortable entertaining. The modern, functional kitchen is designed for every routine, featuring an eat-in layout and loads of counter space that invites busy mornings, slow evenings and the weekend chef in you. The renovated bathrooms bring a clean, elevated finish that ties everything together. And then there's the lower level. 7'6" ceilings and a full, proper finish that opens the door to real flexibility. Income potential, guest suite, or a seamless extension of living space. Out back, the balance continues. A spacious, private backyard that actually gives you room to breathe, host, and unwind. The detached 1.5 garage off the laneway adds the practicality that makes daily life easier. This is the one you've been trying to find. And it rarely shows up.

Inclusions: All electric light fixtures, all window coverings, fridge, stove, hood fan, dishwasher, washer/dryer, remote for gas fireplace, TV wall mounts, basement electric built-in cooktop, basement custom bench cushions, built-in wardrobe in primary bedroom, existing doors stored in garage, electric garage door with remote, sump pump.

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



1045 Dovercourt Rd		Sold: \$1,499,787
Toronto Ontario M6H 2X7		List: \$1,599,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$7,949.35/2026	For: Sale	% Dif: 94
Sold Date: 06/03/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: E	Rms: 7
Link: N	Acreage:	Bedrooms: 3
3-Storey	22.53 x 132.22 Feet	Washrooms: 4
	Irreg:	2x4x2nd, 1x5x3rd, 1x2xBsmt
Dir/Cross St: Dupont and Dovercourt Directions: Dupont and Dovercourt		

MLS#: W13213876 **PIN#:** 212840237
Legal: PT LT 12 BLK W PL 622 NORTH WEST ANNEX AS IN CT981623, S/T & T/W CT981623; CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV:
Basement: Sep Entrance / Finished / Walk-Up	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2.5	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:
Year Built: 1910	Exterior Feat: Hot Tub, Deck, Paved Yard, Patio, Porch	HST Applicable to Sale Price: Included In
Apx Sqft: 1500-2000	Interior Feat: Carpet Free, Sump Pump, Storage, Floor Drain	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Upper		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 14.01	Hardwood Floor	B/I Bookcase	Gas Fireplace
2	Dining	Main	11.09	x 7.64	Hardwood Floor	Pot Lights	Large Window
3	Kitchen	Main	12.63	x 14.01	Hardwood Floor	Centre Island	Pantry
4	2nd Br	2nd	9.12	x 14.01	Hardwood Floor	4 Pc Ensuite	Large Closet
5	3rd Br	2nd	9.25	x 12.34	Hardwood Floor	4 Pc Ensuite	Large Closet
6	Prim Bdrm	3rd	14.83	x 12.34	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	Rec	Bsmt	30.25	x 14.01	Vinyl Floor	2 Pc Bath	Walk-Up

Client Remks: Experience Turnkey Living In The Heart Of Toronto's Vibrant Dovercourt-Wallace Emerson-Junction Neighbourhood. Step Inside To Soaring Comfort And Sophistication With Rich Hardwood Floors, Elegant Pot Lights, Custom Built-In Media Centre, 5-Speaker Surround Sound, An Airy Open-Concept Layout Designed For Both Everyday Living And Effortless Entertaining. Beautifully Renovated, Detached Home Seamlessly Blends Timeless Charm With Modern Luxury, Offering 3 Spacious Bedrooms, 3 Stylish Ensuite Bathrooms, And Thoughtfully Curated Finishes Throughout! The Chef-Inspired Custom Kitchen Features Granite Counters, Extended Pantry With Slide-Out Drawers, Huge Centre Island, Stainless Steele Appliances & Gas Stove Which Flows Seamlessly To An Incredible Backyard Oasis Featuring A Large Deck, Cozy Custom-Curated Sitting Area With Fire Pit, And A Year-Round Hot Tub - Your Own Private Retreat In The City - WOW! The Entire Third Floor Is Dedicated To A Stunning Primary Spa-Like Retreat Complete With A Custom 5-Pc Ensuite That Features Heated Floors, Oversized Free-Standing Soaker Tub, Custom Walk-Through Closet, Skylight & Terrace Creating A Bright And Tranquil Sanctuary Flooded With Natural Light! Convenience Meets Functionality With Second-Floor Laundry, Generous Storage Solutions & A Beautifully Finished Basement Offering Additional Rec Space, Storage And A Separate Walk-Up Entrance. Outside, Enjoy Exceptional Curb Appeal With A Custom Charming Front Porch Featuring Pot Lights And The Rare Bonus Of A Detached One-And-A-Half-Car Garage. Located In One Of Toronto's Most Sought-After West-End Communities, Close To Parks, Transit, Cafes, Shops, And Excellent Schools, This Exceptional Home Is Truly Move-In Ready And Offers The Perfect Balance Of Comfort, Style, And Urban Convenience!

Inclusions: All Stainless Steele Appliances: Bosch 4-Burner Gas Stove, Bosch Hood Fan, LG French Door Fridge w Water & Ice Dispenser, LG Dishwasher, LG Microwave. Amana Front-Load Washer/Dryer. All Electric Light Fixtures, All Window Coverings (Curtains/Blinds). Living Room: Custom B/I Media Unit, Wall Mounted Samsung TV, 5 Built-In Speakers & Pioneer AMP. Closet In Bedroom 2. Basement: Chest Freezer, Metal Shelving Unit In Storage Area. Ecobee Thermostat, RING Doorbell, Google Nest Cameras (3 In Backyard, 1 On Front Porch). Backyard: Free-Standing 5-Seater Hot-Tub, String Lights, Custom Built Wood Seating Area W Cushions(In As-Is Condition), Propane Fire-Pit Table (In As-Is Condition), Vermont Castings Propane BBQ (In As-Is Condition). Garage Door Opener And 2 Remotes.

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



50 Shanly St		Sold: \$1,695,000
Toronto Ontario M6H 1S3		List: \$1,749,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$7,088/2025	For: Sale	% Dif: 97
Sold Date: 06/26/2026		
SPIS: No	Last Status: SLD	DOM: 37
Detached	Fronting On: S	Rms: 6 + 4
Link: N	Acreage:	Bedrooms: 4 + 3
2-Storey	26.65 x 130.25 Feet	Washrooms: 4
	Irreg:	2x4x2nd, 2x3xBsmt
Dir/Cross St: Bloor St Est & Dovercourt Rd Directions: Bloor St Est & Dovercourt Rd		

MLS#: W13149884 **PIN#:** 000000000
Legal: PT LT 4 BLK K PL 622 NORTH WEST ANNEX AS IN CT232805; CITY OF TORONTO

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 3	Cable TV:
Basement: Apartment / Sep Entrance	Drive:	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Radiant, Water / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: Carpet Free	Retirement:
Apx Sqft: 1500-2000		HST Applicable to Included In
Roof: Shingles		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Other

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	2nd	18.41	x 8.66	Tile Floor	Double Sink	
2	Bathroom	2nd	6.56	x 5.12	Tile Floor		
3	Living	2nd	14.76	x 12.34	Hardwood Floor	W/O To Balcony	Open Concept
4	Prim Bdrm	2nd	12.34	x 10.07	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	12.4	x 10.07	Hardwood Floor	Double Closet	Window
6	Kitchen	Main	18.41	x 8.66	Tile Floor	Double Sink	
7	Bathroom	Main	6.59	x 5.09	Tile Floor		
8	Living	Main	12.24	x 11.09	Hardwood Floor	Open Concept	
9	Prim Bdrm	Main	12.34	x 10.07	Hardwood Floor	Double Closet	Window
10	2nd Br	Main	12.4	x 9.91	Hardwood Floor	Double Closet	Window
11	Kitchen	Bsmt	11.68	x 7.35	Laminate	Double Stairs	
12	Bathroom	Bsmt	9.15	x 4.92	Tile Floor		
13	Bathroom	Bsmt	9.25	x 6.23	Tile Floor		
14	Living	Bsmt	12.5	x 10.43	Laminate		
15	2nd Br	Bsmt	12.4	x 8.92	Laminate		
16	3rd Br	Bsmt	11.65	x 7.74	Laminate		
17	Prim Bdrm	Bsmt	10.5	x 8.99	Laminate		

Client Remks: Location, location, location! Welcome to 50 Shanly Street Discover an exceptional residence in the heart of Toronto's coveted West End. Perfectly positioned just steps north of Bloor Street West and moments from Dovercourt Road, property offers an extraordinary blend of style, versatility, and long-term value. Built in 1962 and cherished by the same family for over two decades, this home showcases impeccable care, thoughtful upgrades, and a level of pride-of-ownership rarely found. This remarkable property features a fully legal triplex configuration, a legal duplex complemented by a spacious, legal 3-bedroom basement suite - creating a rare opportunity for multi-generational living, luxury house-hacking, or high-quality investment income. Each residence has been maintained with exceptional attention to detail, ensuring comfort, privacy, and enduring quality. Elegant Multi-Unit Layout, Second Floor Residence: 2 Generously Sized Bedrooms, Full Bathroom, Well-Appointed Kitchen, Bright Living & Dining Area, Expansive Private Terrace for Outdoor Enjoyment Main Floor Residence: 2 Light-Filled Bedrooms, Full Bathroom, Contemporary Kitchen, Large Living & Dining Area, Charming Oversized Front Porch Lower-Level Suite (Legal): 3 Bedrooms with Large Windows, 2 Full Bathrooms, Full Kitchen, Comfortable Living & Dining Area, Private, Dedicated Entrance Distinguished Exterior Features: Rare 3-Car Garage (Double + Single), ideal for SUVs and trucks, Large Fenced Backyard with direct access to the garage, Elegant Front Patio enhanced with decorative railings, A long list of recent upgrades providing efficiency, comfort, and long-term durability. Set within one of Toronto's most vibrant and community-oriented neighbourhoods, this home offers the perfect balance of urban excitement and residential charm. Steps from specialty shops, cafes, parks, and world-class transit, 50 Shanly Street stands as a truly exceptional opportunity for those seeking luxury, flexibility, and enduring value.

Inclusions: 3 X Fridges, 3 X Stoves, 3 X Microwaves, Coin Operated Stacked 1 X Washer & 1 X Dryer, All Elf's, All Window Coverings, All Light Fixtures, Hot Water Tank Owned.

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



16 Essex St Toronto Ontario M6G 1T3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$7,534.99/2026 For: Sale % Dif: 99 Sold Date: 07/03/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,735,000 List: \$1,749,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 19 x 169 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: N/W Bloor St W & Christie St Directions: West of Christie St

MLS#: W13490712 **PIN#:** 212670266
Legal: PT LT 47 PL 388 NORTH WEST ANNEX AS IN CA669371; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: Inground Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Hot Tub, Porch Interior Feat: Carpet Free, In-Law Capability, Other, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Elevator, Stair Lift HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 12.01	Elevator	Fireplace	Pot Lights
2	Dining	Main	13.68	x 12.17	Combined W/Living	Pot Lights	Window
3	Kitchen	Main	13.16	x 12.24	Breakfast Bar	B/I Desk	Stainless Steel Appl
4	Mudroom	Main	9.09	x 4.59	B/I Shelves	2 Pc Bath	Pot Lights
5	Office	Main	11.52	x 8.5	W/O To Yard	O/Looks Backyard	Skylight
6	Prim Bdrm	2nd	13.16	x 10.5	3 Pc Ensuite	W/W Closet	Pot Lights
7	2nd Br	2nd	10.66	x 8.43	Combined W/Laundry	Window	
8	3rd Br	2nd	10.01	x 9.58	Semi Ensuite	Closet	Window
9	4th Br	Lower	12.01	x 7.84	Closet	Pot Lights	Window
10	Rec	Lower	10.5	x 9.09	3 Pc Bath	Finished	Pot Lights

Client Remks: Welcome to 16 Essex Street - a home designed for making memories and built to grow with your family. This thoughtfully designed, fully renovated, 3+1 bedroom, 4-bathroom home offers the perfect blend of character, comfort, flexibility, and rare accessibility in one of Toronto's most beloved neighbourhoods. A welcoming front porch leads into bright, functional living spaces and a renovated kitchen, featuring a convenient main floor powder room, mudroom, and a sun-filled office/sunroom-ideal for working from home, helping with homework, or enjoying a quiet morning coffee. A separate rear entrance provides added flexibility for extended family, guests, or future possibilities. Step outside to your own private backyard retreat, where summer barbecues, birthday parties, and evenings spent together take centre stage. The swim spa and hot tub create the perfect space for year-round fun, relaxation, exercising and entertaining, while laneway garage parking offers everyday convenience. Is multi-generational living possibly in your future? This home is equipped with both an elevator and stairlift, making it ideal for aging parents, family members with mobility needs, or anyone looking to comfortably age in place without compromising independence. Families will love being just steps to a local elementary school and moments from Christie Pits Park, where playgrounds, sports fields, skating, and community events create lasting memories. Enjoy the vibrant Wychwood neighbourhood nearby with its cafes and local shops. Walk to the always-popular Fiesta Farms for fresh produce, specialty groceries, and its beloved garden centre. Just a 7 minute walk to the Bloor St Subway station. Classic Toronto neighbourhood meets modern family living. Whether you're raising young children, welcoming grandparents home, or simply looking for space to grow, 16 Essex Street is a rare opportunity to put down roots in a warm, connected community. An Essex-traordinary place to call home.

Inclusions: See Schedule B.

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



880 Shaw St Toronto Ontario M6G 3M2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$7,503.17/2025 For: Sale % Dif: 101 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,900,000 List: \$1,880,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 30 x 116 Feet Irreg:	Rms: 8 Bedrooms: 4 + 2 Washrooms: 3 1x4xGround, 1x4xBsmt, 1x4x2nd Dir/Cross St: Bloor & Ossington Directions: Bloor & Ossington	

MLS#: W12864048 **PIN#:** 212670206
Legal: PT BLK C PL D1443 TORONTO AS IN CA614306; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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: Available Spec Desig: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Truly a gem in one of Toronto's most desirable neighbourhoods, Christie Pits. Rare 116-ft frontage corner lot featuring 4 bedrooms, 3 bathrooms, and nearly 1,500 sq ft of above-grade living space. Quality finishes include solid oak flooring, stairs, and banisters throughout. Finished basement with a separate entrance provides additional living space and flexibility. South-facing living room fills the home with natural light while you enjoy your morning coffee. Huge private backyard! Along with a truly oversized double garage and two additional parking spaces on the driveway, a rare find in the neighbourhood. Located in one of Toronto's most sought-after communities, enjoy summer baseball games and local music festivals at Christie Pits Park, as well as shopping and dining in The Annex and Koreatown. The beloved indie grocer Fiesta Farms is also just a short walk away. Conveniently located steps to Ossington Station and top-rated schools, offering the perfect balance of urban convenience and quiet residential charm. Recent updates include: new main-floor stove, 100-amp service upgrade (2021), new furnace owned (2021), new roof (2018), and new backyard fence (2025). Inclusions: Existing S/S Appliances, all existing light fixtures, all existing window coverings Listing Contracted With: HOMELIFE LANDMARK REALTY INC. Ph: 905-305-1600					



46 Melville Ave Toronto Ontario M6G 1Y2 Toronto C02 Annex Toronto Taxes: \$6,749.07/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,880,000 List: \$1,899,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 112.5 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Christie St & Dupont St Directions: Christie St & Dupont St

MLS#: C12971426	PIN#:
Legal: Plan 778 Lot 26 Blk D	

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Other / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Hospital, Park, Public Transit, School Interior Feat: None, 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
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.14	x 10.01	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	12.43	x 10.01	Hardwood Floor	Open Concept	
3	Kitchen	Main	13.35	x 11.58	Modern Kitchen	Centre Island	Eat-In Kitchen
4	Family	Main	14.9	x 12.89	W/O To Yard	B/I Bookcase	Hardwood Floor
5	Prim Bdrm	2nd	13.29	x 12.99	4 Pc Ensuite	W/I Closet	B/I Closet
6	2nd Br	2nd	11.84	x 9.68	Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	14.11	x 10.14	Double Closet	Picture Window	Hardwood Floor
8	Rec	Lower	29.2	x 14.37	Open Concept	Laminate	Pot Lights
9	Laundry	Lower	11.09	x 5.02	Laundry Sink		

Client Remks: Style, space, and location come together at 46 Melville Ave. This beautifully updated 3-bedroom, 4-bathroom detached home blends character with modern design, featuring high ceilings, sun-filled living spaces, and a layout that truly works. A rare main floor family room adds everyday comfort, complemented by a convenient powder room and direct access to the garage from the yard. The designer kitchen is a standout, complete with premium appliances and full-height custom cabinetry, while the bathrooms have been thoughtfully finished with the same elevated, designer touch. Upstairs, the primary suite offers a walk-in closet and a sleek ensuite, while the finished lower level provides flexible space for relaxing, entertaining, or working from home. Step out to a private deck and yard-perfect for summer entertaining or quiet mornings outdoors. Just steps to Christie Pits, Farm Boy, Loblaws, and the vibrant cafes, restaurants, and transit along Bloor Street. A home with real presence, in a neighbourhood people move into-and never want to leave.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings.

Listing Contracted With: RE/MAX HALLMARK BATORTI GROUP INC. **Ph:** 416-485-7575