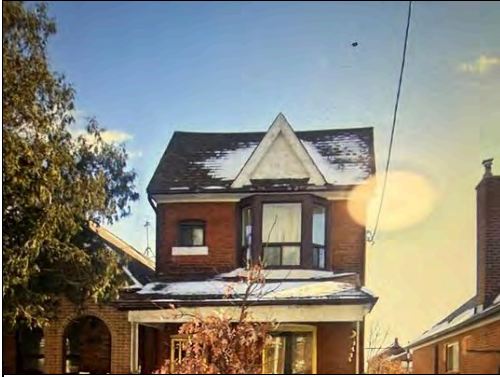




57 Auburn Ave Toronto Ontario M6H 2L8 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,218/2024 For: Sale % Dif: 98 Sold Date: 12/31/2025 SPIS: No Last Status: SLD DOM: 5		
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 120 Feet Irreg:	Rms: 0 Bedrooms: 0 Washrooms: 0
Dir/Cross St: Dufferin & St. Clair Directions: Via Italia & Auburn		

MLS#: W12650298	PIN#: 213150041
Legal: PT LT 138 PL 1360 Toronto	

Kitchens: 0 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Insulbrick Gar/Gar Spcs: Detached / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: This property is being sold as is for land value. The house had a fire and is deemed uninhabitable at this time. Please see lot details. Great high demand location within walking distance to all amenities. One of the wider lots in the Corso Italia area with a frontage of 25 feet and a depth of 120ft. Please call with any questions.

Inclusions: AS IS
Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232



101 Rogers Rd Toronto Ontario M6E 1P4 Toronto C03 Oakwood Village Toronto Taxes: \$3,355.69/2025 Sold Date: 03/21/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$825,000 List: \$849,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: S Acreage: 24.33 x 100 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x3x2nd	Dir/Cross St: Rogers Rd/ Dufferin St Directions: Rogers Rd/ Dufferin St

MLS#: C12866536 **PIN#:** 104750620
Legal: PCL 3541 SEC West township of York; LT 56 S/S Rogers Rd PL M430 TWP of York ; Toronto; City of Toronto

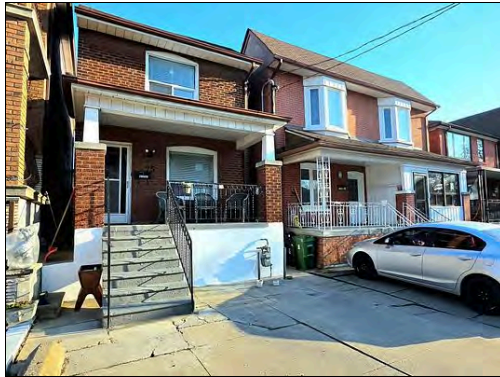
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Radiant, Water / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 10.5	Hardwood Floor	Window	Fireplace
2	Dining	Main	11.98	x 9.02	Hardwood Floor	Window	French Doors
3	Kitchen	Main	9.84	x 10.17	Vinyl Floor	Window	W/O To Yard
4	Foyer	Main	5.41	x 4.1	Hardwood Floor	Window	
5	Br	2nd	12.14	x 8.37	Hardwood Floor	Window	Closet
6	Br	2nd	12.63	x 8.37	Hardwood Floor	Window	Closet
7	Br	2nd	9.84	x 5.91	Hardwood Floor	Window	Closet
8	Common Rm	Bsmt	23.79	x 14.76	Concrete Floor	Window	

Client Remks: Fantastic detached home with private driveway, lovingly maintained by the same owners for 24 years. Rich in character and charm, featuring extensive millwork including plate rails, high baseboards, and solid trim. Bright, sun-filled interiors with an abundance of windows, gleaming hardwood floors, and wood stairs with banister. Wood-burning fireplace (buyer to verify, never used by sellers). Convenient linen closet and functional layout throughout. Large double-car sized garage currently used as a workshop/storage space. Enjoy the spacious front wood porch (approx.6 ft x 15 ft). Dry basement offers excellent potential to finish to your taste. Knob-and-tube wiring removed by previous owner as per inspection at time of purchase. Numerous upgrades completed approximately 8 years ago include bathroom, windows (excluding basement), and roof. Water back-up valve installed. Move-in ready family home. Garden suite is a possibility, please see attached report. Don't miss this opportunity.

Inclusions: Stainless Steel: Fridge, Stove, built-in Dishwasher. Washer and Dryer in basement. 2 window air conditioners. All Electrical light fixtures. All window blinds and coverings.

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



75 Auburn Ave		Sold: \$885,000
Toronto Ontario M6H 2L8		List: \$898,900
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,976.97/2025	For: Sale	% Dif: 98
Sold Date: 05/14/2026		
SPIS: No	Last Status: SLD	DOM: 32
Detached	Fronting On: S	Rms: 10 + 6
Link: N	Acreage:	Bedrooms: 4 + 2
2-Storey	16.92 x 120 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3xMain, 1x3xBsmt
Dir/Cross St: St. Clair & Dufferin Directions: St. Clair & Dufferin		

MLS#: W12989516 **PIN#:** 213150034
Legal: Plan 1360 Pt Lot 134

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, 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	Hydro: Phone: Municipal Sewers
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Water Body Type: Lake						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Great Rm	Main	15.26	x 6.77	Ceramic Floor	Combined W/Kitchen
2	Kitchen	Main	15.26	x 8.69	Ceramic Floor	Window Modern Kitchen
3	Dining	Main	10.17	x 7.71	Ceramic Floor	W/O To Deck
4	Prim Bdrm	Main	12.96	x 9.68	Hardwood Floor	Large Window
5	2nd Br	Main	11.81	x 7.71	Hardwood Floor	Window
6	Great Rm	2nd	13.12	x 8.86	Laminate	Window Combined W/Kitchen
7	Kitchen	2nd	13.12	x 8.86	Laminate	Window Modern Kitchen
8	Prim Bdrm	2nd	13.29	x 10.17	Hardwood Floor	Large Window Closet
9	2nd Br	2nd	8.69	x 1.31	Hardwood Floor	Window
10	3rd Br	2nd	11.32	x 9.68	Hardwood Floor	Window
11	Great Rm	Bsmt	9.35	x 8.86	Laminate	Combined W/Kitchen
12	Kitchen	Bsmt	9.35	x 8.86	Laminate	Modern Kitchen
13	Prim Bdrm	Bsmt	12.8	x 11.81	Laminate	Open Concept Window
14	2nd Br	Bsmt	11.81	x 6.23	Laminate	Window

Client Remks: Live in Corso Italia in a prime location south of St. Clair, beautifully maintained solid 2-storey home with block-built extension featuring 3 self-contained apartments: a spacious main floor 2-bedroom unit with 3-piece bath, bright great room and updated kitchen with walk-out to a deep private backyard, a second-floor 3-bedroom apartment with separate entrance, full kitchen and 4-piece bath, plus a comfortable basement 2-bedroom apartment with modern kitchen and open-concept living, complemented by separate laundry and a beautiful backyard, all within walking distance to shops, transit, restaurants and everyday amenities. AAA+ TENANTS.

Inclusions: 3 Fridges, 3 Stoves, Washer and Dryer, All Elf's, All Window Coverings. Prime location known for its vibrant community, excellent walkability, convenient transit access, nearby schools and parks, and strong rental demand, making it highly desirable for both families and investors.

Listing Contracted With: RE/MAX PREMIER INC. **Ph:** 416-743-2000



155 Earlsdale Ave Toronto Ontario M6E 1L3 Toronto C03 Oakwood Village Toronto Taxes: \$5,030/2025 Sold Date: 07/03/2026 SPIS: No Last Status: SLD DOM: 32			Sold: \$830,000 List: \$899,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: N Acreage: 21 x 131.68 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Earlsdale Ave & Oakwood Ave Directions: Earlsdale Ave & Oakwood Ave

MLS#: C13223482 **PIN#:** 104730405
Legal: PT LT 31 PL 1487 TWP OF YORK AS IN CA430066; S/T & T/W CA430066; S/T DEBTS IN CY466959; S/T EXECUTION 90-008218

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: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.91	x 3.91	Vinyl Floor	Open Concept	Window
2	Living	Main	11.83	x 9.94	Hardwood Floor	Brick Fireplace	Window
3	Dining	Main	11.69	x 11.17	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	13.82	x 10.55	Eat-In Kitchen	Window	
5	Prim Bdrm	2nd	13.96	x 10.68	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	13.11	x 8.74	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.02	x 7.77	Hardwood Floor	Panelled	Window
8	Bathroom	2nd	8.44	x 5.88	4 Pc Bath	Vinyl Floor	Window
9	Rec	Lower	14.63	x 7.59	Panelled	Above Grade Window	
10	Utility	Lower	17.7	x 11.36	Combined W/Laundry	Concrete Floor	Above Grade Window

Client Remks: An exciting opportunity in the heart of Oakwood Village. Situated on a deep 21 x 131 ft lot, this detached home offers exceptional potential to renovate, expand, or build your dream home from the ground up. A rare bonus: two parking spaces, adding tremendous value and flexibility. Ideally located within the sought-after Rawlinson school district and just steps to Oakwood Avenue's vibrant shops and cafes, including Primrose Bagels, Oakwood Espresso, and Porzia's Lasagna. A chance to create something truly special in one of Toronto's most dynamic, community-focused neighbourhoods.

Inclusions: Frigidaire refrigerator, Frigidaire gas stove, Hood fan, Washer & Gas dryer, Light fixtures, Window coverings, Central air conditioner (2025) and Gas Furnace (2025).

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



131 Boon Ave Toronto Ontario M6E 3Z6 Toronto W03 Corso Italia-Davenport Toronto		Sold: \$915,000 List: \$920,000
Taxes: \$4,750.74/2026	For: Sale	% Dif: 99
Sold Date: 03/11/2026		
SPIS: No	Last Status: SLD	DOM: 20
Detached	Fronting On: E	Rms: 8
Link: N	Acreage:	Bedrooms: 2 + 2
Bungalow	18 x 93.92 Feet	Washrooms: 3
	Irreg:	1x2x2nd, 1x3x2nd, 1x4xBsmt
Dir/Cross St: St Clair Ave / Ascot Ave Directions: St Clair Ave / Ascot Ave		

MLS#: W12803114 **PIN#:** 213180275
Legal: PT LT 13 E/S BOON AV BLK F PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA547490; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Parking Feat: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	13.22	x 18.41	Combined W/Family	Centre Island	Stone Counter
2	Prim Bdrm	Ground	9.32	x 12.37	3 Pc Ensuite	Hardwood Floor	Closet
3	Office	Ground	9.32	x 7.15	Window	Hardwood Floor	
4	Foyer	Ground	13.22	x 7.58	Closet	Hardwood Floor	Window
5	Powder Rm	Ground	0	0	2 Pc Bath		
6	Mudroom	Ground	3.05	x 29.69	Tile Floor	Window	
7	2nd Br	Bsmt	11.75	x 10.01	Window	Double Closet	
8	3rd Br	Bsmt	6.3	x 10.33	Window	Closet	
9	Kitchen	Bsmt	6.33	x 15.26	Galley Kitchen		
10	Rec	Bsmt	11.45	x 10.4			

Client Remks: Move-in ready and truly turn-key, this detached Corso Italia bungalow is one you don't want to miss. A perfect condo alternative for first-time buyers, or an ideal downsizer for empty nesters-enjoy it now, with the option to add a second storey later. The sky's the limit at 131 Boon Ave. Bright, warm, and highly functional, the home features a large, storage-filled entry foyer (2 functional mudrooms), classic finishes, dark hardwood floors, a main-floor powder room, a flexible office/nursery, and a spacious primary bedroom with a 3-piece ensuite. The chef-inspired shaker kitchen is made for cooking and entertaining, with generous cabinetry, stone countertops, a large island with bar seating. Stainless steel appliances, and standout lighting cap it all off. A separate entrance through the mudroom leads to a finished basement-ideal for an in-law suite-with two bedrooms, a living room, and a 4-piece bath. Steps to the best of St. Clair West: shops, cafes, Earlscourt Park, restaurants, schools, daycares, and transit. Your next chapter could start here.

Inclusions: All Electrical Light Fixtures, Window coverings, 2 fridges, 2 stove/oven combos, 2 washing machines , 2 dryers, 1 microwave, 1 dishwasher. Several updates completed as per attached PDF.

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



1558 Davenport Rd Toronto Ontario M6H 2J1 Toronto C02 Wychwood Toronto		Sold: \$1,205,000 List: \$969,000	
Taxes: \$5,150.41/2025 Sold Date: 03/10/2026		For: Sale	% Dif: 124
SPIS: No	Last Status: SLD	DOM: 7	
Detached Link: N 2-Storey	Fronting On: N Acreage: 18.58 x 100 Feet Irreg:	Rms: 9 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xMain	
Dir/Cross St: Davenport/Dufferin Directions: Davenport/Dufferin			

MLS#: C12840780 **PIN#:**
Legal: Pt Blk A PL1452 Toronto AS IN CA726153; S/T and T/W CA726153 City of Toronto

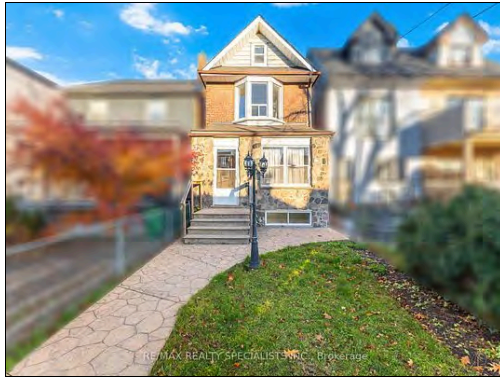
Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Patio Interior Feat: Accessory Apartment, 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	18.67	x 12.93	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	18.67	x 12.93	Hardwood Floor	Large Window	O/Looks Park
3	Kitchen	Main	12.93	x 12.66	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Prim Bdrm	Main	8.92	x 9.51	Hardwood Floor	Large Closet	Window
5	Living	2nd	22.93	x 13.42	Hardwood Floor	Large Window	W/O To Deck
6	Dining	2nd	22.93	x 13.42	Hardwood Floor	Fireplace	
7	Kitchen	2nd	11.91	x 6.33	Hardwood Floor	Stainless Steel Appl	
8	Prim Bdrm	2nd	12.07	x 10.17	Hardwood Floor	4 Pc Ensuite	
9	Den	2nd	12.66	x 10.17	Hardwood Floor	4 Pc Ensuite	
10	Laundry	Bsmt	11.42	x 5.74			
11	Furnace	Bsmt	11.42	x 7.15			
12	Furnace	Bsmt	11.42	x 7.15			
13	Other	Bsmt	13.09	x 9.32			
14	Other	Bsmt	13.09	x 8.66			

Client Remks: Legal Duplex easily converted back in to a single family home at very low cost. Two almost 900 square foot modern apartments both units have outdoor space, live in one and enjoy income on the second or immediately make this your family home. A value buy for those looking to get into the detached market. Designer finishes, every one meticulously chosen. Main floor features Chef's kitchen with gas range, large island, Stainless steel appliances undermount sink and chic tile backsplash. Light hardwood floors, black framed tilt and turn windows (2022). South facing, very bright oversized living and dining area with fireplace. bright spa like bathroom with glass shower. Proper bedroom and closet. Main floor walk out to your private, stone wall surrounded private backyard grotto. Head upstairs to the second floor apartment which features glass stair railings, light strip wood floor, large living and dining area (could add as wall to make it a bedroom if using for single family) with fireplace, walkout to front terrace with glass railings overlooking the park and with clear views downtown. Enjoy your morning coffee and watch the sunrise. Galley kitchen with Gas range, concrete countertops, undermount sink and stainless steel appliances. Large Primary bedroom with 4 pc ensuite bath feature claw foot tub and shower and double sink vanity. Office study at the real for those who need a quiet workspace. Rear exit to tiered backyard with unobstructed views to the south and all day sun. Street parking always available right in front of the house. Staging and styling provided by Scott Shallow & Co. Open House Saturday & Sunday from 2-4 pm

Inclusions: Owner upgrades and improvements include, complete removal of knob and tube wiring, backwater valve installed and new main drain to city sewer, new pex waterlines, European tilt and turn windows (security glass on basement windows), new front door, redone exterior including cedar cladding under rear addition, new eaves, roof resealed, new cement front steps, fully renovated lower level kitchen, bathroom and bedroom, second floor bathroom renovation, replaced second floor deck with composite boards and glass railings.

Listing Contracted With: BRAD J. LAMB REALTY 2016 INC. Ph: 416-368-5262



971 Saint Clarens Ave Toronto Ontario M6H 3X8 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,173.04/2025 For: Sale % Dif: 100 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 35		
Detached Link: N 2-Storey	Fronting On: E Acreage: 18 x 133 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x4xGround, 1x4xBsmt
Dir/Cross St: Just North of Davenport Directions: Just North of Davenport		

MLS#: W13021254 **PIN#:** 213240595
Legal: Plan 979, Pt Lot 59

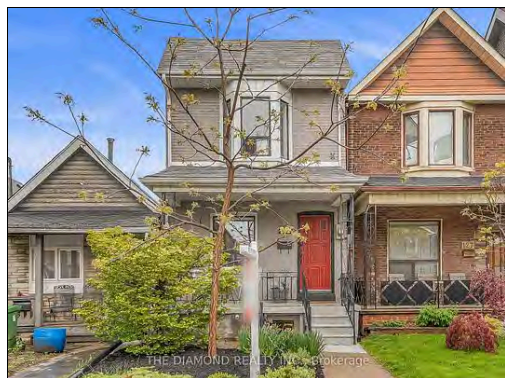
Kitchens: 3 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Membrane, Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Driveway: Lane, Covered Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Paved Yard, Privacy, Porch Enclosed Interior Feat: Auto Garage Door Remote, Primary Bedroom - Main Floor, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Multiple Entrances, Parking 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	12.34	x 9.25	O/Looks Frontyard	Large Window	Separate Rm
2	Prim Bdrm	Main	12.34	x 8.33	Large Closet	Large Window	Vinyl Floor
3	Kitchen	Main	21.69	x 15.58	W/O To Yard	Eat-In Kitchen	Ceramic Floor
4	Bathroom	Main	7.91	x 3.67	4 Pc Bath	Ceramic Floor	
5	Prim Bdrm	2nd	13.68	x 12.6	Bay Window	O/Looks Frontyard	Laminate
6	2nd Br	2nd	10.33	x 8.33	Skylight	Large Window	Laminate
7	Living	2nd	13.09	x 8.33	Combined W/Kitchen	Open Concept	Vinyl Floor
8	Kitchen	2nd	8.23	x 8.07	Breakfast Area	Above Grade Window	Vinyl Floor
9	Bathroom	2nd	9.74	x 4.99	4 Pc Bath	Window	Ceramic Floor
10	Dining	Bsmt	12.07	x 7.84	Separate Rm	Open Concept	Vinyl Floor
11	Kitchen	Bsmt	8.83	x 4.82	Breakfast Area	Above Grade Window	Tile Floor
12	Family	Bsmt	13.68	x 7.91	O/Looks Dining	Open Concept	Vinyl Floor
13	Prim Bdrm	Bsmt	13.68	x 9.09	Separate Rm	Above Grade Window	Vinyl Floor
14	Br	Bsmt	13.68	x 6.33	Separate Rm	Above Grade Window	Vinyl Floor
15	Office	Bsmt	7.15	x 6.17	Separate Rm	Vinyl Floor	
16	Bathroom	Bsmt	10.83	x 5.09	4 Pc Bath	Above Grade Window	Tile Floor

Client Remks: Turnkey Triplex in Prime Corso Italia with Laneway Garage. Detached property featuring 3 self-contained units (3 kitchens/3 baths). Estimated \$6K-\$7K/month gross income in a high-demand rental location. Owned since 2007 with ~99% occupancy. Seller willing to share a proven rental strategy plan for seamless transition. Includes rare double garage + laneway access with future potential (buyer to verify). Ideal for investors or home owners - live in one, rent the others, or lease all three. Motivated seller - offers welcome anytime.

Inclusions: Recent Updates: New Front Retaining Wall, Luxury Vinyl And Laminate Flooring Throughout, All Light Fixtures, Interior Painting, Garage Roof And Ceiling. Boiler (2019) Potential To Open Up The Attic For A Fourth Living Space, Enhanced By Two(2) Existing Large Sky-Lights Which Provides Ample Light! All Existing Appliances: 3 Refrigerators and 3 Stoves (as is)

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

	129 EarlsCourt Ave Toronto Ontario M6E 4A8 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,622.55/2025 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,037,000 List: \$999,999 For: Sale % Dif: 104		
	Detached Link: N 2-Storey		Fronting On: E Acreage: 16 x 128 Feet Irreg:		Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x2xFlat, 1x4x2nd, 1x4xBsmt	
	Dir/Cross St: Dufferin & St. Clair West Directions: Dufferin & St. Clair West					
MLS#: W13169768			PIN#: 213180248			
Legal: PT LT 31 E/S EARLSCOURT AV BLK G PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA382638; CITY OF TORONTO						
Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote, Guest Accommodations, In-Law Capability, In-Law Suite, 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: Available Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.45	x 13.65	Laminate	Large Window Open Concept
2	Dining	Main	9.15	x 13.09	Laminate	Large Window Open Concept
3	Kitchen	Main	14.44	x 9.38	Laminate	Stainless Steel Appl Eat-In Kitchen
4	Prim Bdrm	2nd	13.71	x 11.55	Hardwood Floor	Bay Window Closet
5	2nd Br	2nd	8.53	x 12.96	Hardwood Floor	Large Window Large Closet
6	Other	Bsmt	27.49	x 11.52	Above Grade Window	Combined W/Br 4 Pc Bath
Client Remks: Wonderful renovated detached home in the heart of Corso Italia, just steps to St.Clair with an impressive 74 Walk Score! Move-in ready and upgraded throughtout with wood floors, new stairs, upgraded kitchen, updated baths, roof (2018), electrical panel, and newer HVAC systems. Bright, functional layout with a sunny backyard and lovely green space to enjoy. Separate basement suite offers excellent passive income potential, with fantastic long-term tenant paying \$1,388/month and willing to stay or vacate. Detached garage with ample overhead storage plus two parking spaces. A short walk to shops, restaurants, parks, and easy transit with the St. Clair streetcar just a minute away! Inclusions: Elfs, Window Coverings, All Existing Appliances: Fridge, Stove, Dishwasher, Microwave. Washer (2024) & Dryer (2026). Newer Lennox Furnace (2024) & AC Unit (2023). Listing Contracted With: THE DIAMOND REALTY INC. Ph: 416-235-2500						



1837 Dufferin St Toronto Ontario M6E 3P5 Toronto C03 Oakwood Village Toronto Taxes: \$4,207.80/2025 Sold Date: 03/20/2026 SPIS: No Last Status: SLD DOM: 102		Sold: \$950,000 List: \$1,029,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 122.25 Feet Irreg:	Rms: 11 + 7 Bedrooms: 5 + 3 Washrooms: 3 1x4x2nd, 1x3xGround, 1x3xLower
Dir/Cross St: Dufferin and St. Clair Directions: Dufferin and St. Clair		

MLS#: C12611444 **PIN#:** 104750780
Legal: LT 6 E/S DUFFERIN ST PL 1357D TORONTO S/T & T/W CT485347; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Full / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	2nd	9.91	x 8.01	
2	Prim Bdrm	2nd	13.68	x 8.6	
3	2nd Br	2nd	14.4	x 8.6	
4	3rd Br	2nd	13.91	x 10.07	
5	Bathroom	2nd	6.92	x 5.25	
6	Living	Main	10.99	x 9.58	
7	Kitchen	Main	8.76	x 7.68	
8	Prim Bdrm	Main	11.25	x 9.58	
9	2nd Br	Main	9.91	x 9.09	
10	Bathroom	Main	5.41	x 5.09	
11	Kitchen	Lower	9.25	x 8.6	
12	Prim Bdrm	Lower	13.16	x 8.6	
13	2nd Br	Lower	10.76	x 10.24	
14	3rd Br	Lower	8.76	x 8.23	
15	Bathroom	Lower	6.99	x 3.9	

Client Remks: Welcome to 1837 Dufferin Street. Freshly painted, clean and bright, nice backyard and parking... conveniently located... transit at door step. Many updates over the years. Plenty of rooms and options to make it yours.

Inclusions: 3 fridge, 3 stove, a/c, hvac

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



159 Ascot Ave Toronto Ontario M6E 1G5 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,592/2025 For: Sale % Dif: 96 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,000,000 List: \$1,039,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 18 x 120 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x3xLower, 1x4x3rd, 1x2xMain	Dir/Cross St: St Clair W/Lansdowne Directions: 100 steps-ish from Tre Mari bakery :)

MLS#: W13143722 **PIN#:** 213170045
Legal: PT LT 28 BLK B PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN WH116689; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre Interior Feat: None Security Feat: Alarm System	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	10.17	x 10.5	Separate Rm	Window	Tile Floor
2	Dining	Main	10.17	x 10.17	2 Pc Bath	Combined W/Kitchen	Tile Floor
3	Kitchen	Main	12.14	x 10.17	Stainless Steel Appl	Combined W/Dining	Tile Floor
4	Bathroom	Main	0	0	2 Pc Bath	Tile Floor	
5	Prim Bdrm	2nd	13.12	x 10.5	Closet	W/O To Deck	Hardwood Floor
6	2nd Br	2nd	10.17	x 10.17	Closet	Window	Hardwood Floor
7	3rd Br	2nd	12.14	x 7.55	Closet	Window	Laminate
8	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor	
9	Rec	Lower	22.97	x 12.8	Finished	Walk-Out	Tile Floor
10	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	
11	Kitchen	Lower	10.5	x 7.55	Stainless Steel Appl	B/I Dishwasher	Tile Floor

Client Remks: A home with history, heart and a story to continue. On a quiet Corso Italia street where neighbours know each other by name and community is part of daily life, this detached home has been in the same family since 1963. It's a place where friendships were built, traditions were carried on, and decades of memories took shape... now ready for its next chapter. Inside, the layout gives you both comfort and flexibility. Three bedrooms and three bathrooms (including the sought after main floor powder room!) give a solid foundation for modern living, with an updated kitchen that becomes a natural gathering place. The home has been lovingly maintained over the years, with finishes that reflect its history and care, offering the opportunity to move in now and update over time. A separate rear entrance leads to the lower level, where a second, fully functional kitchen, additional living space, and a 3-piece bathroom give options for extended family/in-law suite, or future income potential. It's a layout that has served this family well, and one that offers flexibility for whatever comes next. Out in the laneway, a detached double garage (with epoxy floors!) is a rare find, and the low-maintenance yard provides outdoor space without too much upkeep. Set in the heart of Corso Italia, you're just steps to St. Clair W and the best cafes, bakeries, restaurants (Tre Mari Bakery, FBI Pizza, El Palomar Gelato - to name only a few), neighbourhood staples (Earlscourt Park with rink, community centre, tennis courts and off leash dog area) and TTC streetcar too. This is a vibrant, welcoming community that draws people in and keeps them here. A home that's been deeply cared for, in a neighbourhood that's equally special - ready for the next family to make it their own. *EXTRAS* Gas range in the basement, electric in the upstairs kitchen. Suited for the baker and the chef! Gas hookup for BBQ in backyard.

Inclusions: all existing appliances (2 x fridge, 1 standup freezer, 2 x ranges, 2 x range hoods, 2 x b/i dishwasher, washer, dryer), all existing light fixtures, all existing window blinds, security cameras/system

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

	192 Westmount Ave Toronto Ontario M6E 3M8 Toronto W03 Corso Italia-Davenport Toronto		Sold: \$1,215,000 List: \$1,098,000		
	Taxes: \$5,837/2025 Sold Date: 04/19/2026		For: Sale % Dif: 111		
	SPIS: No Last Status: SLD DOM: 3				
	Detached Link: N 2-Storey		Fronting On: W Acreage: < .50 28.5 x 120 Feet Irreg: Dir/Cross St: St. Clair/ Dufferin Directions: St. Clair/ Dufferin		
			Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt		
MLS#: W13010104 PIN#: 104750418 Legal: PT LT 21 PL 1601 TWP OF YORK AS IN CY568434; LT 22 PL 1601 TWP OF YORK S/T & T/W CY568434; PT LT 21 PL 1342D TORONTO AS IN WD148525; LT 22 PL 1342D TORONTO S/T & T/W WD148525; TORONTO (YORK/TORONTO), CITY OF TORONTO					
Kitchens: 1 + 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Radiant, Water / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1923 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking, Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Patio, Porch Interior Feat: Other, Water Meter Security Feat: Smoke Detector		Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Multiple Entrances, Parking HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: None Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.05	x 14.17	
2	Dining	Main	16.01	x 11.15	
3	Kitchen	Main	14.17	x 8.69	
4	Prim Bdrm	2nd	12.5	x 9.84	
5	2nd Br	2nd	10.5	x 9.91	
6	3rd Br	2nd	9.74	x 9.61	
7	4th Br	2nd	9.61	x 8.2	
8	Kitchen	Bsmt	15.26	x 14.17	
9	5th Br	Bsmt	19.69	x 18.11	
Client Remks: Welcome to this extensively renovated 1923 Century home on quiet Westmount Avenue in Toronto's sought-after Northcliffe Village neighborhood. With over \$80,000 in recent major renovations (2024-2025), Key upgrades include a complete roof reconstruction with double joists and blown insulation, professional waterproofing on three sides with expert parging, full removal of knob and tube wiring, updated 100-amp electrical, copper plumbing, and hardwired smoke detectors - 35-year transferable warranties on roofing and waterproofing for complete peace of mind. This thoughtfully designed 4+1 bedroom, 3 bathroom home features two kitchens, a separate side entrance, and a basement with great finishing potential - ideal for multi-generational living or a mortgage helper. Radiant heating with a 2020 Enercare boiler and pre-installed duct work make AC installation straight forward. Bonus features include a large front porch, private second-floor balcony, mud room off the kitchen, cold storage room, enclosed backyard with flower garden, garage with work bench, and storage shed. Steps from St. Clair West's shops and restaurants, Corso Italia, the Beltline Trail, top-rated schools, TTC subway access, and walkable to No Frills, Farm Boy, and Loblaws - this is an exceptional opportunity in one of Toronto's most desirable and rapidly appreciating neighborhood's. Inclusions: All existing appliances and light fixtures. Fridge in basement, Washer in basement					
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000					



117 Boon Ave		Sold: \$1,125,000
Toronto Ontario M6E 3Z4		List: \$1,125,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$5,218/2025	For: Sale	% Dif: 100
Sold Date: 05/16/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: E	Rms: 8 + 4
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	12.67 x 133.92 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: St Clair/Dufferin Directions: St Clair/Dufferin		

MLS#: W13128244 **PIN#:** 213180282
Legal: Plan 918 Blk F Pt Lot1 10, As In CA714203; TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Level, Library, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Accessory Apartment, Carpet Free	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: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.65	x 7.22	Cathedral Ceiling	Stained Glass	Skylight
2	Living	Main	12.6	x 10.76	Hardwood Floor	French Doors	Window
3	Sunroom	Main	8.66	x 7.09	Ceramic Floor	Window	Skylight
4	Dining	Main	12.89	x 10.7	Hardwood Floor	French Doors	Window
5	Kitchen	Main	10.04	x 10.1	Ceramic Floor	Window	Breakfast Bar
6	Pantry	Main	7.87	x 4.76	Hardwood Floor	2 Pc Bath	W/O To Deck
7	Prim Bdrm	2nd	18.44	x 9.51	Hardwood Floor	Window	Skylight
8	2nd Br	2nd	12.53	x 10.66	Hardwood Floor	Skylight	Large Window
9	Nursery	2nd	9.22	x 7.19	B/I Closet	Window	Laminate
10	Laundry	Bsmt	14.4	x 9.28	Laminate	Laundry Sink	Large Closet
11	Kitchen	Bsmt	12.66	x 9.71	Laminate	Pot Lights	B/I Shelves
12	Living	Bsmt	14.4	x 9.28	Laminate	Pot Lights	Window
13	Br	Bsmt	8.37	x 6.73	Laminate	Pot Lights	Window

Client Remks: Unique and versatile detached 2-storey home in the heart of vibrant Corso Italia. Deceptively spacious, offering approximately 1,680 sq. ft. above grade plus an additional nearly 900 sq. ft. on the lower level. This distinctive home blends modern updates with timeless character, featuring original wood trim, baseboards, French doors and hardwood floors. Filled with natural light, the home boasts 5 skylights illuminating the main and second floors, while the welcoming front foyer showcases a cathedral ceiling and beautiful stained-glass windows with sidelights. Original architectural details are complemented by neutral decor, recessed lighting, and elegant light fixtures. The sun-drenched main floor sunroom offers windows on three sides, creating an ideal space to relax. The upper level features a spacious primary bedroom, a spa-inspired bathroom, a generous second bedroom, and a versatile third room - perfect as a nursery, dressing room or home office. All bedrooms include ample wall unit storage. The main floor also offers a convenient powder room, generous pantry/storage space, and a rear walkout to a large deck and laneway parking. The freshly painted lower level includes a self-contained 1-bedroom accessory apartment-ideal as an in-law suite or excellent income potential. Enjoy fully fenced side and rear yards, a large garden shed for additional storage, and extensive recent updates, including landscaping (2025), new concrete steps (2025), tuck pointing (2025), limestone window sill, three skylights replaced (2021), and a brand-new wood deck (2025). Ideally located just steps to the streetcar along St. Clair Avenue West, as well as neighbourhood shops, cafes, and restaurants - offering the perfect blend of urban convenience and community charm.

Inclusions: S/S Fridge, Stove, Built-in Dishwasher, Wine Fridge, Microwave, Washer & Dryer, all existing electric light fixtures and bathroom mirrors, Cabinets in Primary Br & 2nd Br & 2nd floor Bathroom and back foyer, Curtain Rods, Blinds in 3rd Br and Kitchen, Garden Shed.

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



29 Harvie Ave			Sold: \$1,116,000
Toronto Ontario M6E 4K2			List: \$1,135,000
Toronto W03 Corso Italia-Davenport Toronto			
Taxes: \$4,509.44/2025		For: Sale	% Dif: 98
Sold Date: 02/02/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: E	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 128 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: St. Clair Ave. W. & Lansdowne Ave			
Directions: Just East of Lansdown Ave, North of St. Clair Ave. W.			

MLS#: W12741448	PIN#: 213170073
Assignment: No	Fractional Ownership: No
Legal: PT LT 36 BLK B PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN WH117350; S/T & T/W WH117350; TORONTO , CITY OF TORONTO	

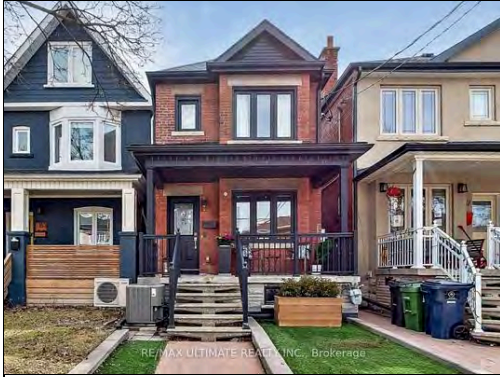
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1915 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prok Feat: Family Room, Library, Park, Public Transit, School Exterior Feat: Deck, Privacy Interior Feat: Carpet Free, In-Law Capability	Zoning: Cable TV: Hydro: Yes Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	2nd	31.17	x 49.21	W/O To Balcony	B/I Shelves	Closet
2	Br	2nd	24.61	x 29.53	Closet	Window	
3	2nd Br	2nd	50.85	x 29.86	W/O To Balcony		
4	Bathroom	2nd	20.34	x 23.62			
5	Kitchen	Main	50.85	x 29.86	Bamboo Floor	Stainless Steel Appl	
6	Dining	Main	40.03	x 39.37	Bamboo Floor	Large Window	
7	Living	Main	36.75	x 31.82	Bamboo Floor	Large Window	
8	Rec	Bsmt	73.49	x 44.95			
9	Laundry	Bsmt	23.62	x 28.87			
10	Utility	Bsmt	27.56	x 15.09			
11	Cold/Cant	Bsmt	23.95	x 44.95			
12	Cold/Cant	Bsmt	26.9	x 15.75			

Client Remks: This beautifully maintained brick two-storey detached home has been lovingly cared for by the same family for over 50 years. The open-concept main floor features spacious living and dining areas alongside a modern kitchen with island, perfect for everyday living and entertaining. Durable bamboo flooring runs throughout the main level, designed to withstand high traffic, and a convenient 2-piece powder room completes the space. Step out to a large backyard offering ample room for entertaining, gardening, or creating your own outdoor oasis. The property also features a two-car cement block garage. Two of the bedrooms enjoy walkouts to a balcony/deck, providing bright, airy retreats. The fully finished basement is thoughtfully set up for multi-generational living, with plenty of storage and a rare double cantina. Ideally located just steps from the shops along St. Clair, you'll enjoy diverse dining options, shopping, schools, and easy access to J.J. Piccininni Park and recreational centre. TTC transit is right at your doorstep, making commuting effortless. Potential for a laneway house adds future value to this exceptional property.

Inclusions: All electrical light fixtures, S/S fridge, S/S stove, and S/S dishwasher, Freezer on main floor, Washer & Dryer,

Listing Contracted With: ALLY COMMERCIAL R.E. INC. Ph: 416-323-8000



155 Morrison Ave
Toronto Ontario M6E 1M6
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$4,599.93/2025 **For:** Sale **% Dif:** 100
Sold Date: 03/30/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Detached **Fronting On:** S **Rms:** 6 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 16.12 x 120.17 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x2xBsmt, 1x3xBsmt
Dir/Cross St: Dufferin/North of St Clair Ave W **Directions:** Dufferin/North of St Clair Ave W

MLS#: W12928394 **PIN#:** 104760078
Legal: PT LT 139 PL 1381 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT); PT LT 140 PL 1381 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA706069, S/T & T/W CA706069; TORONTO, CITY OF TORONTO

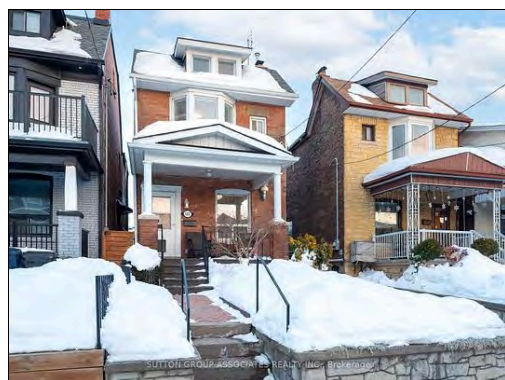
Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.62	x 10.5	Combined W/Dining	Picture Window	Pot Lights
2	Dining	Main	23.62	x 10.5	Combined W/Living	Pot Lights	Window
3	Kitchen	Main	12.34	x 12.86	Open Concept	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	12.8	x 10.7	Window	Pot Lights	Closet
5	2nd Br	2nd	11.81	x 7.51	Window	Closet	
6	3rd Br	2nd	11.81	x 7.71	Window	Closet	
7	Kitchen	Bsmt	0	0	Open Concept	Quartz Counter	Pot Lights
8	Living	Bsmt	0	0	Vinyl Floor	Pot Lights	
9	Br	Bsmt	0	0	Vinyl Floor	Pot Lights	
10	Den	Bsmt	0	0	Vinyl Floor		
11	Laundry	Bsmt	0	0	Tile Floor		

Client Remks: Welcome to this stunning detached home, fully renovated from top to bottom with exceptional attention to detail and quality craftsmanship throughout. This move-in-ready property offers the perfect blend of modern design and functional living. Step inside to discover a bright and spacious open-concept layout featuring contemporary finishes, upgrades and a beautifully designed kitchen ideal for both everyday living and entertaining. The home also features a fully finished in-law suite with a separate entrance, offering incredible flexibility for extended family, guests, or potential rental income. Enjoy stylishly updated bathrooms, generously sized bedrooms, and thoughtfully designed living spaces that maximize comfort and convenience. Located in a desirable neighbourhood close to schools, parks, transit, and amenities, this home is perfect for families, investors, or anyone seeking a turnkey property. Air Conditioning (2025)Fridge (2025)Dishwasher (2024)Roof (2018)

Inclusions: Fridge, Stove, Dishwasher, Exhaust Fan, Washer, Dryer, Basement Fridge and Stove AS IS CONDITION, Electrical Light Fixtures & Window Coverings.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-530-1080



1057 St Clarens Ave			Sold: \$1,190,000
Toronto Ontario M6H 3X8			List: \$1,169,000
Toronto W03 Corso Italia-Davenport Toronto			
Taxes: \$5,286.15/2025	For: Sale		% Dif: 102
Sold Date: 02/12/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: E	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20.08 x 132 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: St Clair Ave West/Lansdowne Ave			
Directions: St Clair Ave West/Lansdowne Ave			

MLS#: W12757912

PIN#: 213240558

Legal: PT LT 43 PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA405260; S/T & T/W CA405260; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: Hydro:
Basement: Finished	Drive: Lane	Gas: Phone:
Fireplace/Stv: Y	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: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: None, Auto Garage Door	HST Applicable to Included In
Roof: Shingles	Remote	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	10.87	x 3.57	Tile Floor	Crown Moulding
2	Living	Main	11.51	x 10.37	Laminate	Large Window
3	Dining	Main	14.73	x 11.55	Laminate	Open Concept Large Window
4	Kitchen	Main	15.95	x 13.82	Eat-In Kitchen	Large Window W/O To Yard
5	Prim Bdrm	2nd	13.77	x 10.4	Broadloom	Double Closet Bay Window
6	Kitchen	2nd	10.89	x 9.06	Tile Floor	Window
7	2nd Br	2nd	14.46	x 8.63	Hardwood Floor	Window
8	Tandem	2nd	8.83	x 7.33	Parquet Floor	W/O To Deck
9	Bathroom	2nd	8.48	x 4.97	4 Pc Bath	Porcelain Floor Window
10	Media/Ent	Lower	17.06	x 12.05	Fireplace	Pot Lights Above Grade Window
11	Laundry	Lower	7.88	x 6.34	Laminate	
12	Bathroom	Lower	11.41	x 5.78	3 Pc Bath	Tile Floor

Client Remks: Welcome to 1057, perfectly positioned on one of the most desirable stretches of Corso Italia. This oversized 3-bedroom is currently used as a single family with a professionally finished basement that is fully accessed from main floor but it also offers exceptional flexibility. Ideal for single-family use (as it stands) or as a smart income-generating investment with two self-contained apartments (main/basement as one unit and second floor as another unit having its own access to the exterior from 2nd floor exterior stairs). This home features a spacious main-floor kitchen and a beautifully renovated lower level with impressive ceiling height and a stunning bathroom. The 2nd floor currently includes a kitchen that can easily be converted back into a bedroom, allowing for a traditional 3-br layout if desired. This adaptable design offers versatile living options to suit your lifestyle or investment goals. Enjoy a two-car garage with laneway access and future laneway house potential, a valuable opportunity. Immerse yourself in the vibrant Italian culture of Corso Italia, celebrated for its exceptional food, community events, and welcoming family-friendly atmosphere. Steps to schools, parks, shops, and public transit, this location offers everyday convenience paired with timeless neighbourhood charm and a fantastic home inspection completes this truly versatile home. Don't miss this outstanding opportunity to own a home that seamlessly blends lifestyle, flexibility, and long-term value.

Inclusions: Two refrigerators, gas stove, cooktop, hood range, microwave, hood fan, front load washer and dryer, all electric light fixtures, all window coverings, 2 tv brackets, garage door opener with remote, gas furnace and central air conditioner.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. Ph: 416-966-0300



171 Glenholme Ave Toronto Ontario M6E 3C5 Toronto C03 Oakwood Village Toronto Taxes: \$5,421.89/2025 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,420,000 List: \$1,199,000 For: Sale % Dif: 118
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 117.87 Feet Irreg:	Rms: 11 Bedrooms: 3 + 1 Washrooms: 2 1x3, 1x3	Dir/Cross St: Dufferin/St.Clair Directions: St Clair to Glenholme Ave

MLS#: C12810836 **PIN#:** 104740180
Legal: LT 26 PL 1516 TWP OF YORK S/T & T/W CA436163; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1916 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Mutual, Available Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Bar Fridge, In-Law Capability	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
Client Remks: Lovingly cared for by the same owner for many years, pride of ownership shines throughout this warm and inviting 3+1 bedroom detached home. A grand front entry sets the tone for the character and comfort within. The cosy front living room features a gas fireplace, creating the perfect space to relax or gather with family and friends. The newly renovated kitchen is both stylish and functional, complete with quartz countertops and thoughtful finishes designed for everyday living and entertaining. A patio door provides seamless access to the back deck and private yard. Upstairs, three well-sized bedrooms are filled with natural light. The lower level includes a fourth bedroom and separate entrance, ideal for an in-law suite, extended family, or potential income opportunity. Step outside to a beautiful, low-maintenance backyard retreat. Surrounded by over 30-year-old evergreen trees, the yard offers exceptional privacy and year-round greenery. A large resin deck is perfect for morning coffee or hosting gatherings. The home offers parking at the back with a garage currently used for storage. An attractive stucco exterior. In the heart of Oakwood Village, just steps to St. Clair Avenue West and the St. Clair West streetcar, you'll enjoy easy access to cafes, shops, parks, schools, and downtown - all within a vibrant, family-friendly Toronto neighbourhood.					
Inclusions: Washer, Dryer, Stove, Hood Fan, Dishwasher, Fridge, Light Fixtures, Window Coverings					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



5 Millerson Ave Toronto Ontario M6E 1J6 Toronto C03 Oakwood Village Toronto Taxes: \$5,240.91/2025 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,130,000 List: \$1,199,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 72 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: St Clair/Oakwood Directions: north of St Clair

MLS#: C13223536 **PIN#:** 104750449
Legal: PLAN 1604 E PT LOT 1 E PT LOT 2 E PT LOT 3

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Porch, Paved Yard 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	14.99	x 12.37	Bay Window	Hardwood Floor	Fireplace
2	Dining	Main	15.03	x 10.14	Hardwood Floor	Beamed	
3	Kitchen	Main	8.83	x 8.07	O/Looks Backyard		
4	Breakfast	Main	11.91	x 8.73	Walk-Out		
5	Prim Bdrm	2nd	14.73	x 19.23	Hardwood Floor	Double Closet	Mirrored Closet
6	2nd Br	2nd	11.81	x 9.25	Hardwood Floor	Closet	
7	3rd Br	2nd	11.58	x 9.61	Hardwood Floor	Combined W/Office	
8	Office	2nd	8.83	x 8.1	Hardwood Floor	Combined W/Br	O/Looks Backyard
9	Rec	Bsmt	17.55	x 19.19	4 Pc Bath	W/O To Garden	Brick Fireplace

Client Remks: A charming traditional Toronto character home one block from St. Clair Avenue West on a quiet cross street. The solid detached house features formal rooms, original wood trim, an oversized bright primary bedroom, a second bedroom with a bonus office room connected to it, a landscaped front and rear private south facing back yard well shaded in summer, as well as a big front porch great for summer dining. A spacious lower level offers good extra space with a separate entrance and can easily be transitioned as an independent suite. This well maintained house has a generous footprint and offers plenty of space in a great family friendly neighbourhood. St Clair is a vibrant street of cafes, restaurants, grocers, doctors and shops of all sort. Short walk to 3 transit routes, of which 2 are 24 hour lines. Adjacent to neighbourhood school (Rawlinson) with French immersion & on site daycare. Short walk to 2 libraries and a Toronto community centre with 3 pools at nearby Earls Court Park. Great opportunity for new owners to lay down roots.

Inclusions: fridge, stove, dishwasher, washer, dryer, all electric light fixtures,

Listing Contracted With: WRIGHT REAL ESTATE LTD. **Ph:** 416-961-1698



66 Cloverlawn Ave Toronto Ontario M6E 1H5 Toronto C03 Oakwood Village Toronto		Sold: \$1,412,018 List: \$1,199,000
Taxes: \$6,245.91/2025	For: Sale	% Dif: 118
Sold Date: 06/16/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: N	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	24 x 75 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3xBsmt, 1x2xMain
Dir/Cross St: Dufferin & St. Clair Directions: Dufferin & St. Clair		

MLS#: C13428804 **PIN#:** 104750534
Legal: PT LT 43 PL 1765 TWP OF YORK; PT LT 44 PL 1765 TWP OF YORK; PT LT 45 PL 1765 TWP OF YORK AS IN CA690913; S/T & T/W CA690913; CITY OF TORONTO

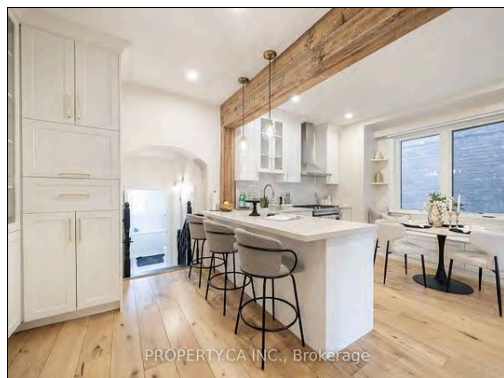
Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Storage Area Lockers, Sump Pump, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.42	x 5.91	Closet	Window	Hardwood Floor
2	Living	Main	14.24	x 10.99	Electric Fireplace	Hardwood Floor	Large Window
3	Dining	Main	19.85	x 8.33	Hardwood Floor		
4	Kitchen	Main	12.66	x 9.09	Hardwood Floor	Quartz Counter	Breakfast Bar
5	Br	2nd	8.83	x 7.91	Hardwood Floor		
6	Br	2nd	12.24	x 9.42	Hardwood Floor	Closet	Large Window
7	Prim Bdrm	2nd	12.07	x 10.43	Hardwood Floor	Closet	Wall Sconce Lighting

Client Remks: Four-leaf clovers are rare. 66 Cloverlawn is rarer. And finding it? That's just your luck. Located in trendy Oakwood Village, this fully detached solid brick home offers 3+1 bedrooms, 3 bathrooms, and a renovation so thoughtful and complete that the hardest part of moving in will be deciding where to put the kettle. Updated plumbing, electrical, mechanicals, windows, and flooring (all 2020), plus a brand new roof and insulation (both 2025). Nothing to do but arrive, unpack, and start living. A rear extension with large skylight bathes the back of the home in natural light and features loads of clever storage, a powder room, and laundry tucked neatly out of the way. The open-concept kitchen is anchored by an expanded peninsula, custom cabinetry, quartz countertops, and walkout to the backyard - simply the best for hosting large gatherings. The fully fenced backyard is lush and made for actual enjoyment. The expansive deck fits proper dining and lounge areas, the lawn has room for cartwheels, and the professionally landscaped front yard with permitted parking pad means the whole package looks as good from the street as it does from inside. The finished basement - with separate entrance - holds genuine potential as an income suite, in-law retreat, or family room. Nestled between Wychwood and Corso Italia, you're steps from Primrose Bagel, Oakwood Espresso, Atomic 10 Tacos, Bar Ape Gelato, Tre Mari Bakery, and Porzia's (hello, lasagna!). Multiple TTC routes at your door make downtown a breeze. Great schools and every amenity already here. Four-leaf clovers and homes like this don't come around often. Don't miss it - 66 Cloverlawn is yours for the picking.

Inclusions: All electrical light fixtures, all window coverings, SS Fridge, Gas Range and Hood, LG washer and dryer, Yale Touchscreen Smart Lock, Ario Doorbell, Outdoor Security System (NEST), Nest Thermostat, Nest Protect Smart Smoke, CO Alarm, Phyn Smart Water Leak & Shutoff. New Roof Shingles (2025), New Attic Insulation (2025)

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100

	135 Sellers Ave Toronto Ontario M6E 3V1 Toronto W03 Corso Italia-Davenport Toronto		Sold: \$1,150,000 List: \$1,219,000				
	Taxes: \$4,290.76/2025 Sold Date: 04/03/2026		For: Sale % Dif: 94				
	SPIS: No Last Status: SLD DOM: 9						
	Detached Link: N 2-Storey		Fronting On: E Acreage: 24.9 x 100 Feet Irreg: 1x2xMain, 1x6x2nd, 1x4xLower Dir/Cross St: Dufferin and St.Clair Directions: Dufferin and St.Clair				
MLS#: W12920838 Legal: PT LT 26 PL 1521 TWP OF YORK; PT LT 26 E/S SELLERS AV PL 1315D TORONTO AS IN CA583084; TORONTO (YORK/TORONTO) , CITY OF TORONTO				PIN#: 104760416			
Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N 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:		Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 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: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 11.65	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	12.99	x 11.65	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	19.46	x 12.7	Hardwood Floor	Stainless Steel Appl	Eat-In Kitchen
4	3rd Br	Main	10.1	x 7.78	Ceramic Floor	Large Window	
5	Prim Bdrm	2nd	14.44	x 11.68	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	13.48	x 10.56	Hardwood Floor	Closet	Window
7	Rec	Lower	17.19	x 11.68	Ceramic Floor	Pot Lights	Open Concept
8	Kitchen	Lower	11.68	x 7.94	Ceramic Floor	Pot Lights	Above Grade Window
9	Br	Lower	16.34	x 6.69	Ceramic Floor	Above Grade Window	
Client Remks: This fully renovated 3-bedroom home offers the perfect mix of style, function, and flexibility. With two bedrooms upstairs and a versatile third bedroom on the main floor, the layout adapts to your lifestyle. Use it as a home office, playroom, guest room, or fitness space, a rare feature that adds real everyday value. Renovated in 2020, this turnkey home includes a modern kitchen, updated washrooms with a double-sink upstairs bath, a rare main floor powder room, new flooring throughout, updated appliances (as recent as 2026), and a complete electrical upgrade.The open-concept main level flows seamlessly to a private patio, ideal for living and entertaining. Upstairs features two spacious bedrooms and a beautifully finished bathroom.The professionally finished basement adds significant flexibility with a second kitchen, recreation space, and additional bedroom, ideal for extended family or strong rental potential. Exterior upgrades include full waterproofing, new stucco, landscaped backyard (2022), and new roof shingles (2024). Parking is a standout with a licensed front pad and oversized detached two-car garage. Located in a laneway suite test market with prior approvals in place, offering future development potential. Proven short-term rental income							
Inclusions: Main Floor Kitchen: Stainless Steel Refrigerator, Stainless Steel Gas Stove, Stainless Steel Built-in Dishwasher, Stainless Steel Hood Fan. Basement Kitchen: Stainless Steel Refrigerator, Stove and Hood Fan. Clothes Washer and Clothes Dryer, All Electrical Light Fixtures, All Window Coverings, Hot Water Tank, Furnace and Air Conditioning Unit							
Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660							



97 Ascot Ave Toronto Ontario M6E 1G1 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,377/2025 For: Sale % Dif: 97 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$1,250,000 List: \$1,295,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 18 x 120 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: St. Clair Ave & Dufferin St Directions: One Block North Of St Clair between Earls court and Boon Ave

MLS#: W13088824 **PIN#:** 213170233
Legal: PT LT 24 BLK D PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN WH115669; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N 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: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Wood Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote	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	10.99	x 9.02	Vinyl Floor	Large Window	
2	Dining	Main	12.01	x 10.33	Vinyl Floor	B/I Bookcase	
3	Kitchen	Main	16.77	x 12.99	Sliding Doors	Porcelain Floor	Quartz Counter
4	Foyer	Main	11.75	x 3.41	Vinyl Floor		
5	Br	2nd	13.25	x 11.15	Hardwood Floor	W/O To Balcony	Sliding Doors
6	2nd Br	2nd	12.99	x 10.93	Hardwood Floor		
7	3rd Br	2nd	11.68	x 7.84	Hardwood Floor		
8	Kitchen	Bsmt	15.75	x 12.01	Vinyl Floor	Walk-Out	
9	Br	Bsmt	22.18	x 8.17	Vinyl Floor	Combined W/Living	
10	Laundry	Bsmt	7.45	x 4.3			

Client Remks: Detached two-story in one of Corso Italia's more desirable streets with the potential to build an income generating laneway suite. The striking exterior facade features designer Shou Sugi Ban wood siding, added in 2021 using a traditional charring process that creates a durable, long-lasting, and beautifully preserved finish. From there you step inside to a welcoming entryway leading to the living and dining areas, complete with luxury vinyl flooring throughout. The spacious kitchen features porcelain flooring, quartz countertops, a centre island, and a convenient stackable washer/dryer closet in addition to a separate basement laundry room. The kitchen's back wall showcases an extra large window/sliding door that walk out to a south-facing backyard. Main floor windows have contemporary roller blinds, some motorized. The second floor offers warm hardwood flooring throughout and three well-sized bedrooms. The primary bedroom includes a walk-out to a private south-facing balcony. The finished basement, complete with luxury vinyl flooring, includes a separate entrance from the backyard, its own laundry room, a bedroom/living area, and a separate kitchen. Just a two-minute walk to St. Clair for easy access to public transit, restaurants, coffee shops, parks and recreation/community centre. With its bright spaces, flexible layout, and vibrant neighbourhood, this home would be a wonderful place for you and your family to settle in and truly feel at home. EXTRAS*** Seller will provide all approved architectural, plumbing and HVAC drawings for building a laneway suite above the garage. Permits were previously approved by the city and can be reapplied for anytime by the buyer. In 2021 seller replaced all windows, added new privacy fence, upgraded electrical panel to 200 amps & removed all knob & tube wiring. All work was performed with permits. New garage door & opener 2025. Seller also re-insulated home through the Canada Greener Homes Program

Inclusions: Main Floor: Existing fridge, stove, dishwasher, stackable washer/dryer, universal wall-mount in living room. 2nd Floor: Existing Double Pax Closet in Master Bedroom, Double Pax Closet in 2nd Bedroom, IKEA Linen Storage in hallway Basement: Existing fridge, stove, and washer/dryer

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-487-4311



177 Westmount Ave
Toronto Ontario M6E 3M6
 Toronto C03 Oakwood Village Toronto
Taxes: \$5,844.17/2025 **For:** Sale **% Dif:** 104
Sold Date: 03/13/2026
SPIS: No **Last Status:** SLD **DOM:** 8
Detached **Fronting On:** E **Rms:** 9 + 4
Link: N **Acreage:** **Bedrooms:** 3 + 2
 2-Storey 25 x 118.62 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Dufferin Street & St Clair Ave W **Directions:** Dufferin Street & St Clair Ave W

MLS#: C12849468 **PIN#:** 104750442
Legal: LT 46 PL 1601 TWP OF YORK S/T & T/W CY461718; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Accessory Apartment	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.02	x 4.04	Hardwood Floor	Pot Lights	Closet
2	Living	Main	15.54	x 11.54	Fireplace	Pot Lights	Large Window
3	Dining	Main	14.33	x 10.42	Hardwood Floor	Pot Lights	Window
4	Kitchen	Main	12.53	x 8.39	Stainless Steel Appl	Quartz Counter	Pot Lights
5	Breakfast	Main	11.67	x 7.52	Pot Lights	Large Window	W/O To Yard
6	Prim Bdrm	2nd	15.23	x 9.28	Hardwood Floor	Closet	Window
7	2nd Br	2nd	15.2	x 9.29	Hardwood Floor	Closet	Window
8	3rd Br	2nd	14.05	x 8.81	Hardwood Floor	Closet	Window
9	4th Br	2nd	9.68	x 9.27	Hardwood Floor	Window	
10	Tandem	2nd	9.12	x 8.03	Hardwood Floor	French Doors	Large Window
11	Bathroom	2nd	6.42	x 6.05	4 Pc Bath	Porcelain Floor	Window
12	Living	Lower	8.36	x 7.6	Open Concept	Pot Lights	Above Grade Window
13	Kitchen	Lower	8.48	x 8.08	Stainless Steel Appl	Laminate	Pot Lights
14	Br	Lower	10.5	x 9.13	Laminate	Closet	
15	Br	Lower	11.59	x 7.22	Laminate	Above Grade Window	
16	Utility	Lower	9.31	x 8.21	Combined W/Laundry	Tile Floor	Concrete Floor
17	Bathroom	Lower	8.31	x 4.14	3 Pc Bath	Porcelain Floor	Above Grade Window

Client Remks: This oversized, renovated home is a rare and affordable find that offers flexibility, and long-term livability. Pleasantly surprising in both scale and condition, it is the kind of home that exceeds expectations. Natural light fills the main floor through large windows, highlighting beautiful hardwood floors, pot lights, and warm, welcoming principal rooms. The living room is anchored by a charming brick fireplace, while the generous dining room easily hosts large gatherings. The renovated kitchen features quartz counters, stainless steel appliances, and great storage, flowing seamlessly into a bright breakfast room that overlooks the backyard. Upstairs, three spacious bedrooms with closets provide comfortable living, along with a bright tandem that can be a home office. The convenient second-floor laundry could easily be removed and, by using the laundry already located in the lower level, this space can be converted into a fourth bedroom. A well-appointed family bathroom completes this level. The lower level provides exceptional flexibility with a self-contained two-bedroom apartment - perfect for extended family or as a valuable mortgage subsidy.. Located just steps from the vibrant St. Clair West corridor, daily life becomes wonderfully easy - cafes, shops, parks, restaurants, and transit are all within a short stroll.

Inclusions: 2 S/s refrigerator, 2 s/s cooktop stove, 2 s/s hood fans, s/s dishwasher, 2 front load washers, 2 front load dryers, all electric light fixtures, gas furnace and central air conditioner.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



14 Crang Ave		Sold: \$1,475,000	
Toronto Ontario M6E 2Z9		List: \$1,299,000	
Toronto C03 Oakwood Village Toronto			
Taxes: \$6,040.24/2025		For: Sale	% Dif: 114
Sold Date: 04/13/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Detached	Fronting On: W	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	27 x 92 Feet	Washrooms: 3	
	Irreg:	1x2xGround, 1x3xBsmt, 1x4x2nd	
Dir/Cross St: St Clair & Oakwood Directions: St Clair & Oakwood			

MLS#: C12964080 **PIN#:** 104740233
Legal: PT LT 16 PL 2167 TWP OF YORK; PT LT 17 PL 2167 TWP OF YORK AS IN CY607238 (Except the easement therein firstly described);Toronto (York), City of Toronto

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, In-Law Suite, Storage, Workbench, Water Heater, Sump Pump Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.07	x 7.48	2 Pc Bath	Hardwood Floor	
2	Living	Ground	18.08	x 12.17	Stained Glass	Brick Fireplace	Hardwood Floor
3	Dining	Ground	13.68	x 10.99	Hardwood Floor	French Doors	Window
4	Kitchen	Ground	13.88	x 8.5	Stainless Steel Appl	Centre Island	W/O To Garden
5	Prim Bdrm	2nd	11.09	x 9.97	Hardwood Floor	Window	Closet
6	Office	2nd	11.09	x 9.88	Hardwood Floor	Window	B/I Bookcase
7	Br	2nd	12.99	x 9.09	Hardwood Floor	Double Closet	W/O To Deck
8	Br	2nd	11.68	x 9.68	Hardwood Floor	Double Closet	Window
9	Laundry	Bsmt	11.98	x 7.78	Window	Ceramic Floor	B/I Shelves
10	Workshop	Bsmt	13.09	x 11.68	Window	Laundry Sink	
11	Rec	Bsmt	18.57	x 11.38	Sump Pump	3 Pc Bath	Window

Client Remks: Dreaming Of A Detached Home? Welcome To Crang Avenue, A Special Street Where Neighbours Are More Than Just Neighbours. This Is A True Community Of Proud Owners, And This Exceptional 4-Bedroom Family Home Is Your Invitation To Join It. Step Inside Through A Proper Foyer That Sets The Tone Immediately: Charming Wood Trim Details, Warm Hardwood Floors, And Bright Picture Windows That Flood Every Principal Room With Natural Light. Gather Around The Wood-Burning Fireplace On Cold Winter Evenings, Spread Out In The Generously Sized Rooms Designed For Real Family Living. The Modern Updated Kitchen Is Ready For Everything From School-Morning Chaos To Dinner Party Entertaining, And A Convenient Powder Room Keeps The Main Floor Practical As Well As Beautiful. The Private-Entrance In-Law Or Nanny Suite Adds A Rare Layer Of Flexibility Eg. Extended Family, A Caregiver, Or Additional Income Potential, This Is A Feature That Truly Sets The Home Apart. Outside, The Gardens Are Simply Magical. Hydrangeas, Peonies, And Daisies Burst Into Bloom Front And Back, Creating A Setting That Feels Curated Yet Effortlessly Alive. Picture Your Morning Coffee On The Large Covered Porch. Spend The Afternoon And Evenings Enjoying The West-Facing Backyard, Perfect For Barbecues And Lazy Summer Gatherings That Stretch Well Into Dusk. A Private 1-Car Garage Rounds Out A Home That Has Thought Of Everything. A Short Stroll Brings You To The Shops And Restaurants Of St. Clair, TTC Transit, The Beloved Wychwood Barns, And The Wide Open Green Of Earlscourt Park. Rawlinson Community School Is Just A Walk Away - Making This As Practical As It Is Picturesque. Whether You're A Growing Family Planting Roots Or An Established One Looking For A Forever Home To Settle Into, 14 Crang Avenue Is Ready To Be Loved For Another Generation.

Inclusions: All Drapery & Rods, Wolf Gas Stove/Range, Hood Vent, Bosch Dishwasher, Blomberg Fridge, Bosch Washer & Dryer, All Shelving, Bathroom Mirrors, All Elf's. 2 Fridges in Basement, Stove in Basement, All Workshop Shelving & Workbench. Laundry Sink.

Listing Contracted With: BOSLEY REAL ESTATE LTD, Ph: 416-530-1100



243 Northcliffe Blvd Toronto Ontario M6E 3K8 Toronto C03 Oakwood Village Toronto Taxes: \$4,978.41/2025 Sold Date: 04/30/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,200,000 List: \$1,299,000 For: Sale % Dif: 92
Detached Link: N Bungalow-Raised	Fronting On: E Acreage: < .50 32 x 118 Feet Irreg:	Rms: 6 + 5 Bedrooms: 2 + 2 Washrooms: 2 1x3xMain, 1x3xLower	Dir/Cross St: N St Clair/E Of Dufferin Directions: N St Clair/E Of Dufferin

MLS#: C12995810 **PIN#:** 104750672
Legal: PT LT 6 PL 2798 TWP OF YORK AS IN TB811612; LT 7 PL 2798 TWP OF YORK S/T INTEREST IN TB811612; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Wood A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1937 Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Available, Private, Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Level, Library, Park, Public Transit, Rec Centre Exterior Feat: Landscaped, Patio, Porch Interior Feat: Carpet Free, Floor Drain, Primary Bedroom - Main Floor, Storage Area Lockers Security Feat: Carbon Monoxide Detectors	Zoning: RM(f12;u2;d0.8*252) Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full, Storage Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.22	x 13.22	Crown Moulding	Laminate	Fireplace
2	Foyer	Main	5.54	x 7.15	Crown Moulding	Laminate	
3	Kitchen	Main	7.81	x 12.96	Vinyl Floor	Stainless Steel Appl	Custom Counter
4	Dining	Main	12.99	x 10.4	Vinyl Floor	Crown Moulding	
5	Bathroom	Main	25.59	x 6	Tile Floor	3 Pc Bath	
6	Prim Bdrm	Main	10.86	x 12.53	Laminate	Closet Organizers	
7	2nd Br	Main	9.94	x 12.53	Laminate	Closet Organizers	
8	3rd Br	Lower	19.78	x 12.53	Laminate	Combined W/Office	Brick Fireplace
9	4th Br	Lower	9.42	x 15.09	Laminate		
10	Family	Lower	11.38	x 9.25	Laminate		
11	Kitchen	Lower	16.6	x 10.7	Laminate	Stainless Steel Appl	Custom Counter
12	Laundry	Lower	8.01	x 4.2	Laminate		
13	Bathroom	Lower	9.42	x 3.94	Tile Floor	3 Pc Bath	

Client Remks: Welcome to 243 Northcliffe Blvd a beautifully updated and lovingly maintained detached bungalow on a rare 32-foot lot with a private driveway and detached garage, nestled in one of Toronto's most desirable west-end neighbourhoods. From the inviting front porch to the peaceful backyard, this home offers the perfect blend of charm, comfort, and flexibility. Perfect for downsizers or families ready for their next chapter, the thoughtfully designed layout flows effortlessly, and the separate entrance to the finished lower level provides options for extended family, a guest suite, or income potential. Inside, you'll find tasteful updates that preserve the home's character while enhancing everyday living. Outside, enjoy a deep backyard retreat and the charm of a welcoming street. You're just moments from St. Clair West and some of the city's best coffee shops, bakeries, and restaurants. Spend your weekends at Wychwood Barns Park, strolling the farmer's market or relaxing in one of the area's most vibrant community spaces. This home isn't just move-in ready, it's lifestyle ready. Features & Updates at 243 Northcliffe Blvd:*New Boiler (2024)*Windows Replaced (2022)* Electrical Upgraded (2022)*Updated Kitchen with Stainless Steel Appliances*Two Dishwashers (Main & Lower Level)*Laundry on Both Levels* Finished Basement with Separate Entrance*Private Driveway & Detached Garage* Landscaped Front & Backyards
Inclusions: Two refrigerators, two stoves, two dishwashers, all light fixtures, two washers and dryers, and all window coverings.
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



245 Lauder Ave		Sold: \$1,345,000
Toronto Ontario M6E 3H5		List: \$1,349,999
Toronto C03 Oakwood Village Toronto		
Taxes: \$5,985/2025	For: Sale	% Dif: 100
Sold Date: 04/20/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: E	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	30 x 120 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Dufferin/St Clair Directions: St Clair>Lauder		

MLS#: C12996706 **PIN#:** 104750201
Legal: PT LT 10 PL 1529 TWP OF YORK AS IN CA496283; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Fin W/O / W/O / Sep Entrance Fireplace/Stv: N Heat: Other / Gas, Other A/C: Other Central Vac: No Apx Age: 100+ Year Built: 1914 Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 2 Drive: Available Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Suite	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	12.24	x 11.32	Open Concept	Large Window
2	Dining	Main	14.01	x 12.34	Open Concept	Large Window
3	Kitchen	Main	12.5	x 11.52	B/I Appliances	Eat-In Kitchen W/O To Deck
4	Prim Bdrm	2nd	18.24	x 11.58	Large Closet	Large Window
5	2nd Br	2nd	12.4	x 10.24	Large Closet	Large Window
6	3rd Br	2nd	12.34	x 10.24	Large Window	Large Closet
7	Kitchen	2nd	10.5	x 9.68	Large Window	B/I Appliances
8	Rec	Lower	14.67	x 12.4	Open Concept	Window
9	Kitchen	Lower	17.16	x 10.66	B/I Appliances	Open Concept
10	Laundry	Lower	9.32	x 6	Separate Rm	

Client Remks: *OPEN HOUSE SAT & SUN 2-4PM* Welcome to 245 Lauder Ave - an incredible opportunity in Toronto's vibrant Oakwood Village, where lifestyle, location, and future potential come together. Parking is a RARE bonus, with space for **OVER 5 CARS**, including a front pad and rear garage plus PRIVATE laneway access and separate shed. With a generous layout and footprint, there is exciting potential to develop up to **THREE self-contained units**, making it a standout option for those seeking strong rental income or multi-generational living. This solid, character-filled home offers exceptional flexibility for investors, renovators, or end-users looking to create something special. Set on a quiet residential street, you're just steps from the energy of Eglinton West and Oakwood Ave. Enjoy a highly walkable lifestyle with local favourites, cafes, and restaurants nearby, plus everyday amenities all within easy reach. Families will appreciate nearby schools, while commuters benefit from excellent transit options with TTC bus routes close by, offering quick connections to the subway and downtown core. This is a neighbourhood on the rise, known for its strong sense of community and growing demand. Whether you're looking to renovate, invest, or build long-term value, the potential here is undeniable! A rare chance to unlock value in a dynamic, walkable Toronto community - don't miss it! **

Inclusions: All appliances, light fixtures, window coverings - house is being sold AS IS.

Listing Contracted With: REVEL REALTY INC. Ph: 289-429-1529



7 Goodwood Ave Toronto Ontario M6E 1J1 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,278.61/2025 For: Sale % Dif: 89 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 32			Sold: \$1,208,000 List: \$1,359,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 17 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: St Clair/Dufferin Directions: 3 Blocks North os St Clair Avenue immediately west of Dufferin St			

MLS#: W12907716	PIN#: 213180403
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: PT LT 51 S/S GOODWOOD AV PL 1377 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA143349; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Membrane, Rolled, Shingles Foundation: Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Library, Place Of Worship, Public Transit, School, School Bus Route Exterior Feat: Porch, Patio Interior Feat: Auto Garage Door Remote, Water Heater	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Heater HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 2025 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	4.99	x 3.41	Ceramic Floor
2	Living	Ground	25.16	x 10.07	Combined W/Dining Ceramic Floor
3	Dining	Ground	25.16	x 10.07	Combined W/Living Ceramic Floor
4	Kitchen	Ground	21	x 13.32	Eat-In Kitchen Ceramic Floor Walk-Out
5	Prim Bdrm	2nd	13.16	x 12.01	Double Closet Hardwood Floor 4 Pc Bath
6	2nd Br	2nd	12.4	x 8.01	Closet Hardwood Floor
7	3rd Br	2nd	12.24	x 8.01	Closet Hardwood Floor
8	Rec	Bsmt	28.58	x 11.42	Ceramic Floor
9	Furnace	Bsmt	8.5	x 5.68	
10	Cold/Cant	Bsmt	12.99	x 5.68	

Client Remks: Step into the heart of Toronto's vibrant Corso Italia-Davenport community with this exceptional opportunity at 7 Goodwood Avenue, a stately and sun-drenched detached 2-storey residence that perfectly blends vintage character with modern functionality and is in move-in condition with room for additional customization. Spanning approximately 1,400 square feet of above-grade living space, this solid brick masonry home offers a rare canvas for families and professionals looking to build equity in one of the city's most sought-after pockets. The charming front porch invites you into a thoughtfully designed layout featuring 3 spacious bedrooms plus a versatile basement recreation room and 2 well-appointed washrooms. The main level radiates warmth with sleek granite countertops and a premium gas cooktop, making the kitchen a true culinary haven. Peace of mind is built into the home's infrastructure with a forced-air natural gas furnace and a high-efficiency natural gas water heater. Outside, the property boasts a deep 125-foot lot and the rare urban luxury of a detached 2-car garage (with 1 additional spot on the drive pad), providing secure parking or valuable hobby space. Location is everything, and this home delivers unparalleled convenience mere steps from Hudson College, the local public library, artisanal cafes, and the 512 St. Clair streetcar. Nature lovers will appreciate being close to the sprawling EarlsCourt Park, which offers lush green spaces, a swimming pool, and community sports fields. Experience the perfect mix of residential charm and urban energy and make 7 Goodwood Avenue your next move to secure your place in this beloved community today.

Inclusions: SS Fridge, Gas Stove, SS Built-in Dishwasher, Washer & Dryer, All Window Coverings, All Electric Light Fixtures, Garage Door Opener with 1 Remote

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392



172 Lauder Ave Toronto Ontario M6E 3H4 Toronto C03 Oakwood Village Toronto Taxes: \$6,130.73/2025 Sold Date: 05/29/2026 SPIS: Yes Last Status: SLD DOM: 50			Sold: \$1,294,800 List: \$1,374,900 For: Sale % Dif: 94
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 25.83 x 119.46 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 + 3 Washrooms: 2 1x5, 1x4	Dir/Cross St: St.Clair/Dufferin Directions: St. Clair Ave W / Oakwood Ave./ Dufferin

MLS#: C12976410 **PIN#:** 104750478
Legal: PT LT 3 PL 1614 TWP OF YORK AS IN CY621176; LT 4 PL 1614 TWP OF YORK S/T & T/W CY621176; TORONTO (YORK) , CITY OF TORONTO.

Kitchens: 3 Fam Rm: Y Basement: Finished / Sep Entrance 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 Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Accessory Apartment, Water Heater	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Ground	14.5	x 10.01	Ceramic Floor	Walk-Out
2	Living	Ground	12.01	x 11.02	Parquet Floor	Separate Rm
3	Dining	Ground	12.99	x 12.99	Parquet Floor	Separate Rm
4	Prim Bdrm	2nd	12.73	x 12.01	Parquet Floor	Double Closet Bay Window
5	2nd Br	2nd	12.01	x 10.01	Hardwood Floor	Double Closet
6	Kitchen	2nd	16.01	x 10.01	Ceramic Floor	Pantry
7	3rd Br	3rd	12.99	x 10.01	Broadloom	Closet
8	4th Br	3rd	10.66	x 10.01	Broadloom	
9	5th Br	Bsmt	14.01	x 7.51	Ceramic Floor	Double Closet

Client Remks: Premium 2.5-Storey Residence in the Heart of St. Clair Village Experience the perfect blend of classic Toronto architecture and modern functionality in this impeccably maintained 2.5-storey detached home. With very high ceiling and one owner for 51 years, this property offers a rare combination of residential comfort and significant income potential, making it an ideal choice for growing families or savvy investors looking to capitalize on one of the city's most consistent growth neighbourhoods. The exterior boasts a timeless stone-veneer brick and a durable architectural shingle roof featuring a prominent third-floor dormer that floods the upper level with natural light. At the rear of the property, a rare and highly desirable large double-car garage provides secure parking and additional storage. The expansive 14 x 12 foot eat-in kitchen serves as the heart of the home, featuring a walk-out that allows for effortless indoor-outdoor entertaining. The lower level is fully finished with durable tile flooring and includes a comprehensive 5-piece bathroom and dedicated laundry facilities, providing an excellent foundation for a secondary suite or multi-generational living arrangement. Located just steps from the vibrant energy of St. Clair Village, residents enjoy immediate access to artisanal cafes, world-class dining, and the dedicated St. Clair streetcar line. This home represents a premier opportunity to own a versatile asset in a walkable, amenity-rich community. **Estate sale owned by the same owner for 51 years **Some photos are virtually staged**

Inclusions: 3 Fridges, 3 Stoves, Washer/Dryer, All Electric Light Fixtures
Listing Contracted With: RE/MAX PREMIER INC. Ph: 416-743-2000



18 EarlsCourt Ave Toronto Ontario M6E 4A6 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$7,684.14/2025 For: Sale % Dif: 107 Sold Date: 04/04/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$1,477,000 List: \$1,379,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 18 x 128 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x4xGround, 1x4xBsmt	Dir/Cross St: St Clair & Dufferin Directions: St Clair & Dufferin

MLS#: W12920350 **PIN#:** 213170203
Legal: PT LT 10 BLK C PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT713298, S/T & T/W CT713298; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1903 Apx Sqft: 2000-2500 Roof: Asphalt Rolled Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane, Other Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Library, Place Of Worship, Public Transit, School Exterior Feat: Deck, Porch, Privacy Interior Feat: Auto Garage Door Remote, In-Law Capability, Other, Storage Security Feat: Smoke Detector	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Alarm System HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.86	x 10.99	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	14.14	x 11.78	Hardwood Floor	Pot Lights	O/Looks Living
3	Kitchen	Main	12.4	x 14.73	B/I Microwave	Centre Island	B/I Dishwasher
4	Family	Main	11.45	x 10.5	Hardwood Floor	Open Concept	Pot Lights
5	Laundry	Main	7.61	x 10.2	Ceramic Floor	W/O To Garden	4 Pc Bath
6	Prim Bdrm	2nd	11.52	x 16.01	Hardwood Floor	Balcony	4 Pc Ensuite
7	2nd Br	2nd	10.99	x 14.67	Hardwood Floor	Casement Windows	Double Closet
8	3rd Br	2nd	11.32	x 7.51	Hardwood Floor	Closet	Window
9	4th Br	2nd	9.51	x 7.84	Hardwood Floor	Crown Moulding	Window
10	Great Rm	Bsmt	19.65	x 10.17	Broadloom	Pot Lights	Window

Client Remks: Discover your ideal home in the vibrant heart of Corso Italia, Toronto, just steps from St.Clair. This beautifully renovated, detached 4-bedroom, 4-bathroom residence offers a perfect blend of modern style and functional design. Boasting an open-concept layout, a separate entrance to the finished basement, and a spacious double car garage, this home is truly a versatile canvas for your future. Features include a luxurious master suite with a walk-in closet and 4-piece ensuite, gleaming hardwood floors, elegant crown molding, and energy-efficient LED pot lighting. The chef's kitchen showcases a stone countertop, center island, and modern finishes. Enjoy a private backyard oasis, a dedicated family room, and prime location within walking distance to TTC, schools, shopping, parks, recreation centers, and excellent restaurants. This exceptional property combines sophisticated living with unbeatable convenience

Inclusions: LG stainless steel 3 door refrigerator / freezer with external water/ice dispenser. Stainless steel dishwasher. Stainless steel gas stove with 4 burners + oven. LG stainless steel full size stacked washer and dryer. Built in stainless steel Microwave oven. All Electric Light fixtures and window coverings.

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



275 Lauder Ave Toronto Ontario M6E 3H5 Toronto C03 Oakwood Village Toronto			Sold: \$1,275,000 List: \$1,399,000		
Taxes: \$7,216/2025		For: Sale		% Dif: 91	
Sold Date: 01/28/2026					
SPIS: No		Last Status: SLD		DOM: 57	
Detached		Fronting On: E		Rms: 11 + 6	
Link: N		Acreage:		Bedrooms: 6 + 2	
3-Storey		25 x 120 Feet		Washrooms: 5	
		Irreg:		1x4xMain, 1x4x2nd, 1x3x3rd, 2x3xBsmt	
Dir/Cross St: Dufferin/St Clair Directions: Oneway south from Rogers Rd					

MLS#: C12595360 **PIN#:** 104750456
Legal: LT 10 PL 1604 TWP OF YORK

Kitchens: 3 + 2 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Baseboard, Water / Electric, Gas A/C: None Central Vac: No Apx Age: Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Membrane, Shingles Foundation: Concrete Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.88	x 14.27	Hardwood Floor	Bay Window	
2	Kitchen	Main	17.98	x 8.79	Tile Floor	Walk-Out	
3	Br	Main	10.99	x 9.97	Hardwood Floor	Closet	
4	Br	Main	10.99	x 12.7	Hardwood Floor	Closet	
5	Living	2nd	9.97	x 11.48	Laminate	Combined W/Dining	Pot Lights
6	Kitchen	2nd	10.5	x 12.5	Laminate	Centre Island	Stainless Steel Appl
7	Br	2nd	9.97	x 14.9	Laminate	Bay Window	
8	Br	2nd	10.27	x 10.7	Laminate		
9	Living	3rd	11.98	x 11.22	Laminate	Pot Lights	
10	Kitchen	3rd	5.18	x 14.99	Laminate	Walk-Out	Pot Lights
11	Br	3rd	12.99	x 8.99	Pot Lights		
12	Living	Bsmt	10.17	x 9.78	Vinyl Floor	Pot Lights	Combined W/Kitchen
13	Kitchen	Bsmt	9.97	x 12.5	Stainless Steel Appl	Vinyl Floor	Quartz Counter
14	Br	Bsmt	9.97	x 9.97	Laminate	Above Grade Window	
15	Living	Bsmt	7.97	x 12.99	Vinyl Floor	Pot Lights	Combined W/Kitchen
16	Kitchen	Bsmt	8.99	x 9.68	Vinyl Floor	Stainless Steel Appl	Quartz Counter
17	Br	Bsmt	9.48	x 10.5	Vinyl Floor	Closet	

Client Remks: Rare detached offering in sought after St Clair West neighbourhood. Spacious 3 storey home most recently used as an income property with 5 kitchens and 5 bathrooms and just in need of the renovating the upper floors to suit your needs.. Easy to convert back to a large single family home while maintaining 2 units on the lower level to help pay down the mortgage. Lower level has been dug out and underpinned and offers many mechanical updates. Large size rooms,, 25 x 120 foot lot, incredible potential. Traffic calm one way street, close to shops, schools and transit. Ample street parking available.

Inclusions: Property, fixtures and appliances are being sold "as is" without warranty
Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY Ph: 416-481-5666



82 Sellers Ave Toronto Ontario M6E 3T6 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$6,217/2025 For: Sale % Dif: 102 Sold Date: 05/23/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,421,000 List: \$1,399,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 104 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3xUpper, 1x4xLower	Dir/Cross St: Dufferin and St. Clair St W Directions: Dufferin and St. Clair St W

MLS#: W13153982 **PIN#:** 104760542
Legal: PT LT 62 W/S SELLERS AV PL 1315D TORONTO AS IN WH91592; S/T & T/W 25 WH91592; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Carpet Free, Storage, 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: 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	0	0	Hardwood Floor	Large Window	Gas Fireplace
2	Dining	Main	0	0	Hardwood Floor	Large Window	O/Looks Living
3	Workshop	Main	0	0	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Br	2nd	0	0	Hardwood Floor	Window	Closet
5	Br	2nd	0	0	Hardwood Floor	Window	Closet
6	Br	2nd	0	0	Hardwood Floor	Window	
7	Rec	Lower	0	0	Pot Lights	Open Concept	
8	Laundry	Lower	0	0	Tile Floor	Laundry Sink	Window

Client Remks: Welcome to 82 Sellers Ave, the home you've been waiting for. This home features 3 bedrooms, 2 bathrooms, a gorgeous sunroom retreat, a custom kitchen with a gas range and island that opens to the light filled living room with a gas fireplace. Take advantage of the rare rear mud room where you can walk out to a private backyard retreat. Enjoy the outdoors with a gas firepit surrounded by Muskoka style seating, mature trees and professional landscaping. The detached heated 2-car garage offers incredible flexibility as a studio, gym, or workspace. The fully finished basement adds incredible versatility, featuring a recreation space, a laundry room and a 4 piece spa like bathroom. Tucked away on a quiet street, 82 Sellers Ave offers the perfect mix of west-end charm and city convenience. Just steps to the vibrant St. Clair West, enjoy trendy cafes, local dining, boutique shopping, and a community vibe you'll love coming home to. This is the one.

Inclusions: Kitchen Aid Fridge, Viking Oven and Gas Range, LG Dishwasher, LG Washer and Dryer. All Window Coverings, All Light Fixtures

Listing Contracted With: CV Real Estate **Ph:** 705-704-1188



217 Northcliffe Blvd Toronto Ontario M6E 3K8 Toronto C03 Oakwood Village Toronto Taxes: \$6,583.18/2025 Sold Date: 01/07/2026 SPIS: No Last Status: SLD DOM: 48			Sold: \$1,457,000 List: \$1,474,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 25.03 x 116.69 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dufferin St & St Clair Ave W Directions: Northcliffe Blvd & Cloverlawn Ave

MLS#: C12564660 **PIN#:** 104750641
Legal: LT 9 PL 2586 TWP OF YORK S/T & T/W TB586103; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1929 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Private 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 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	Kitchen	Main	21	x 9.68	Stainless Steel Appl	Corian Counter	W/O To Yard
2	Living	Main	17.32	x 11.91	Marble Floor	Gas Fireplace	Large Window
3	Dining	Main	13.42	x 8.99	Marble Floor	Wainscoting	Breakfast Bar
4	Sitting	Main	8.92	x 6.99	Marble Floor	Window	O/Looks Backyard
5	Rec	Lower	17.65	x 16.77	Laminate	Pot Lights	Window
6	Prim Bdrm	2nd	12.6	x 12.01	Hardwood Floor	Closet	Large Window
7	Br	2nd	12.5	x 9.51	Hardwood Floor	Closet	Window
8	Br	2nd	12.66	x 8.76	Hardwood Floor	Closet	Window
9	Other	Main	23.59	x 12.24	Broadloom		

Client Remks: Beautifully updated detached 2-storey home with a versatile 22' x 12' studio at the rear of the property, nestled in the vibrant St. Clair West and Oakwood Village community - a dynamic pocket known for its tree-lined streets, cozy cafes, and family-friendly charm. The main floor features heated marble floors, a gas-log fireplace, and an open-concept kitchen and dining area with a large island, Corian countertops, stainless-steel appliances, and a bright sitting-room addition with skylight. Each level includes its own thermostat-zoned heating for year-round comfort. Electrical wiring has been fully updated, and the home includes mostly new windows. The separate basement entrance with a 3-piece ensuite offers excellent income or in-law suite potential. Professionally landscaped front and back yards create inviting outdoor spaces. The detached rear studio offers endless possibilities - ideal as a home office, gym, art studio, guest suite, or kids' playroom. Enjoy the best of the neighbourhood with morning coffee at Krave Coffee or Tre Mari Bakery, dinner at Cano or Ferro, and weekend strolls through Humewood Park or Wychwood Barns. Minutes to St. Clair West Station, Oakwood Village shops, and excellent schools - this is Toronto living at its most connected and inspiring.

Inclusions: Fridge, Gas Stove Top, Wall Oven, Microwave/Exhaust, Washer, Dryer, All Electrical Light Fixtures, Gas Boiler/Equipment, Central Air Conditioning.

Listing Contracted With: PSR **Ph:** 416-360-0688



238 Lauder Ave Toronto Ontario M6E 3H4 Toronto C03 Oakwood Village Toronto Taxes: \$5,543/2025 Sold Date: 06/21/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$1,435,000 List: \$1,474,900 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 117.65 Feet Irreg: Over 7 foot wide mutual driveway	Rms: 6 + 4 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x4xLower	Dir/Cross St: Lauder Ave & Cloverlawn Ave Directions: Lauder Ave & Cloverlawn Ave

MLS#: C13416348 **PIN#:** 104750283
Legal: LT 6 PL 1563 TWP OF YORK S/T & T/W CY487995; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.32	x 4.69	Hardwood Floor	Open Concept	Double Closet
2	Living	Main	12.39	x 11.73	Gas Fireplace	Open Concept	Picture Window
3	Kitchen	Main	16.59	x 15	Combined W/Dining	Centre Island	Window
4	Bathroom	Main	6.25	x 3.29	2 Pc Bath	Porcelain Floor	Window
5	Prim Bdrm	2nd	15.95	x 9.65	Hardwood Floor	B/I Closet	Window
6	2nd Br	2nd	13.1	x 9.22	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.02	x 9.43	Hardwood Floor	B/I Closet	Large Window
8	4th Br	2nd	9.21	x 8.68	Hardwood Floor	Window	
9	Bathroom	2nd	7.68	x 7.62	5 Pc Bath	Quartz Counter	Window
10	Living	Lower	10.55	x 8.28	Hardwood Floor	Pot Lights	Above Grade Window
11	Kitchen	Lower	17.77	x 8.82	Combined W/Dining	Quartz Counter	Pot Lights
12	Br	Lower	10.93	x 9.93	Pot Lights	Closet	Above Grade Window
13	Cold/Cant	Lower	20.12	x 8.01	Concrete Floor	Above Grade Window	
14	Bathroom	Lower	7.89	x 6.56	4 Pc Bath	Pot Lights	Above Grade Window

Client Remks: There's a difference between renovated and truly reimagined - and this detached home unmistakably falls into the latter. Every inch has been curated by a designer with a warm, cohesive aesthetic where soft wood tones, muted textures, and elevated finishes come together in a way that feels both refined and deeply inviting. An open-concept main floor features wide-plank hardwood, custom blinds, and thoughtfully integrated storage throughout. The living and dining room is effortlessly elegant and overlooks the kitchen which is a true standout - both beautiful and brilliantly functional. Custom cabinetry, quartz countertops, and a bespoke backsplash are paired with a full suite of Cafe appliances and a striking Falmec hood fan. The space is elevated by a center island, built-in banquet, coffee station, appliance garage, corner pull-out, office nook, and is designed for real living and effortless entertaining. Upstairs, a serene primary retreat features custom built-ins, a beautifully finished five-piece bath and laundry facilities. The lower level introduces a legal apartment finished to the same exacting standard. With its own designer kitchen, laundry, and living space, it offers meaningful rental income that can qualify you for a higher mortgage. Located just steps from the vibrant St. Clair West corridor, daily life becomes wonderfully easy - cafes, shops, parks, restaurants, and transit are all within a short stroll. This is a rare offering where design, function, and long-term value come together effortlessly.

Inclusions: Main Level: Cafe refrigerator, Cafe cooktop stove, Cafe dishwasher, Hood fan, built-in desk nook, built-in banquet, coffee station, 2 spice racks, corner pull-out unit, appliance garage, broom closet, gas fireplace, LG front load washer & dryer and built-in bed & shelving. Lower Level: S/s refrigerator, s/s cooktop stove, s/s dishwasher, hood fan, Samsung front load washer & dryer, electric light fixtures, 2 layer regular & blackout custom blinds, custom shelving throughout, 2 sheds, gas furnace and central air conditioner.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



157 Glenholme Ave Toronto Ontario M6E 3C5 Toronto C03 Oakwood Village Toronto Taxes: \$7,035.63/2025 Sold Date: 03/26/2026 SPIS: No Last Status: SLD DOM: 133			Sold: \$1,350,000 List: \$1,549,900 For: Sale % Dif: 87
Detached Link: N 3-Storey	Fronting On: E Acreage: 23.71 x 120.34 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 + 2 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Dufferin/St Clair Directions: take right turn on St.Clair

MLS#: C12543730 **PIN#:** 104740173

Legal: Pt Lt 32 Pl 1516 Twp Of York

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Driveway: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 2 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 N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.61	x 16.93	Hardwood Floor	Pot Lights	Fireplace
2	Kitchen	Main	13.78	x 7.87	Ceramic Floor	Stainless Steel Appl	Granite Counter
3	Laundry	Main	7.45	x 11.35	Hardwood Floor	W/O To Garden	
4	Dining	Main	9.84	x 8.2	Hardwood Floor	Window	Combined W/Kitchen
5	Prim Bdrm	2nd	11.81	x 10.83	Hardwood Floor	4 Pc Ensuite	Combined W/Sitting
6	Br	2nd	12.4	x 12.89	Hardwood Floor	O/Looks Frontyard	W/I Closet
7	2nd Br	2nd	10.7	x 8.76	Hardwood Floor	Window	Closet
8	3rd Br	3rd	17.19	x 17.68	Hardwood Floor	Window	W/I Closet
9	4th Br	3rd	11.58	x 11.09	Hardwood Floor	Window	
10	5th Br	Bsmt	9.58	x 8.27	Vinyl Floor	Pot Lights	Above Grade Window
11	Br	Bsmt	11.52	x 8.2	Vinyl Floor	Pot Lights	Above Grade Window

Client Remks: Welcome to St. Clair Village's perfect family home with 5 bedrooms & 5 Washrooms& Basement apartment. Over half year thoroughly renovated from Top to Bottom with over 400K in 2024. (outside wall insulation, windows, main floor stainless steel Appliances + Basement Fridge). 2024 plumbing entire house. 2024 Hardwood floor throughout. 2024 Painting. 2025 Porch Window. Master bedroom contains extra room to be used as baby room or office. Basement Apartment contains two bedrooms with ensuite laundry & Washroom & Kitchen. Brand new furnace & Heat Pump (Air Conditioner). Brand New Natural Gas Forced Air Heating System. Garage Door 2024. Electrical panel: 200.amp. Close To All Amenities. 24Hrs Bus Service At Few Step Down On The Road. Highest Demand Area In The Core Of Downtown. Very Peaceful Street. Seller And Agent Do Not Warrant The Retrofit Status of the basement. Brand new professional landscaping of front yard, back yard, and driveway. Buyer& buyer's agent to verify all measurements, Lot Size, Taxes.

Inclusions: S/S Fridge & Stove& Dishwasher (2024)(main Floor), S/S Fridge 2024, Stove(Basement). two washers & two Dryers 2024. All light fixtures 2024. furnace & Heat Pump (Air Conditioner) (2024).Hot Water Tank Owned.

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-597-8511



42 Crang Ave Toronto Ontario M6E 2Z9 Toronto C03 Oakwood Village Toronto Taxes: \$6,658.59/2026 Sold Date: 03/27/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,605,000 List: \$1,575,000 For: Sale % Dif: 102
Detached Link: N 2-Storey	Fronting On: W Acreage: 35 x 101 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: St. Clair Ave. W. & Oakwood Ave. Directions: St. Clair Ave. W. & Oakwood Ave.			

MLS#: C12917812 **PIN#:** 104740219
Legal: PT LT 9 PL 2167 TWP OF YORK AS IN CA280713; TORONTO (YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 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: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.25	x 9.51	Renovated	Stainless Steel Appl	Breakfast Area
2	Living	Main	15.58	x 14.34	Fireplace	Hardwood Floor	Large Window
3	Dining	Main	14.17	x 14.34	Wainscoting	Hardwood Floor	Window
4	Den	Main	9.15	x 13.85	Separate Rm	Hardwood Floor	Window
5	Prim Bdrm	2nd	20.34	x 11.68	Closet	Hardwood Floor	Window
6	2nd Br	2nd	13.25	x 10.07	Closet	Hardwood Floor	Window
7	3rd Br	2nd	13.32	x 11.58	Closet	Hardwood Floor	Closet
8	4th Br	2nd	11.75	x 11.68	Fireplace	Hardwood Floor	Window
9	Bathroom	2nd	8.01	x 7.58	4 Pc Bath		
10	Family	Bsmt	21.59	x 13.68	Pot Lights	Laminate	Window
11	Den	Bsmt	8.01	x 12.34	Pot Lights	Laminate	Window
12	Laundry	Bsmt	12.4	x 7.51	Window	B/I Shelves	
13	Bathroom	Bsmt	7.58	x 5.51	3 Pc Bath	Window	

Client Remks: Discover a home where timeless charm meets modern family living. This beautifully maintained 4-bedroom, 2-bathroom brick residence offers an exceptional blend of character, comfort, & functionality in one inviting space. From the moment you arrive, the home's classic curb appeal & expansive front porch set the tone for relaxed living, perfect for hosting guests, enjoying your morning coffee, or unwinding with an evening nightcap on warm summer nights. Inside, the home features generous principal living/dining rooms, designed to showcase classic architectural character while providing the space/flow ideal for both everyday living & elegant entertaining. The updated kitchen is thoughtfully designed with a charming breakfast nook, perfect for casual family meals & offers convenient access to the backyard, creating a seamless indoor-outdoor lifestyle. A versatile den/family room adds valuable flexibility to the main level, easily serving as a home office, cozy family lounge, or playroom to suit your lifestyle needs. Upstairs, four well-proportioned bedrooms provide comfortable accommodations for growing families or guests, complemented by beautifully maintained 4-piece bathroom. The finished basement further expands the home's living space, offering a welcoming family room, an additional multi-purpose area ideal as a home office, gym, or playroom, and a convenient 3-piece bathroom. Step outside to a private, oasis-like backyard, a peaceful retreat ideal for relaxing, gardening, or hosting outdoor gatherings. Practicality meets convenience with a private driveway accommodating two vehicles & a detached garage providing additional parking & storage. Perfectly situated in a clean, safe, and family-friendly neighbourhood, this home is just steps from transit, shops, restaurants, schools, & major highway access, delivering the ultimate balance of community, accessibility, and lifestyle. A rare opportunity to own a home that truly offers space, charm, & everyday convenience.

Inclusions: All Kitchen Appliances Including Fridge, Stove, Built-In Dishwasher, Washing Machine, Dryer, All Electrical Light Fixtures, All Window Coverings. Shelf In Den On Main Floor.

Listing Contracted With: WEISS REALTY LTD. **Ph:** 416-636-6800



265 Glenholme Ave Toronto Ontario M6E 3C7 Toronto C03 Oakwood Village Toronto Taxes: \$7,284.48/2026 Sold Date: 05/23/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,590,000 List: \$1,599,000 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25 x 124.75 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xBsmt	Dir/Cross St: St. Clair Ave W. & Glenholme Ave Directions: St. Clair Ave W. & Glenholme Ave

MLS#: C13135656 PIN#: 104730420 Legal: LT 36 PL 1575 TWP OF YORK; PT LT 37 PL 1575 TWP OF YORK AS IN TB927241; TORONTO (YORK) , CITY OF TORONTO	
Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Window Unit Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: \$966,000 / 2026 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Private, Mutual Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School, School Bus Route Interior Feat: On Demand Water Heater, Storage, Sump Pump
	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.37	x 10.96	Fireplace	Hardwood Floor	Large Window
2	Dining	Ground	8.6	x 10.43	Formal Rm	Wainscoting	Hardwood Floor
3	Kitchen	Ground	13.32	x 10.83	Double Sink	Bay Window	Backsplash
4	Foyer	Ground	15.72	x 5.91	Wainscoting	Hardwood Floor	
5	Powder Rm	Ground	6	x 4	Tile Floor		
6	Mudroom	Ground	8.73	x 5.68	W/O To Yard	Hardwood Floor	
7	Bathroom	2nd	6.59	x 5.48	3 Pc Bath	Separate Shower	
8	2nd Br	2nd	13.02	x 10.73	Bay Window	Hardwood Floor	Closet
9	3rd Br	2nd	10.37	x 10.73	Hardwood Floor	Large Window	B/I Bookcase
10	4th Br	2nd	8.6	x 10.04	Hardwood Floor	Large Window	Closet
11	Prim Bdrm	3rd	10.53	x 13.68	Vaulted Ceiling	Skylight	Hardwood Floor
12	Bathroom	3rd	9.97	x 10.66	Vaulted Ceiling	Soaker	Heated Floor
13	Kitchen	Bsmt	14.01	x 8.66	Backsplash	Heated Floor	Modern Kitchen
14	Br	Bsmt	8.99	x 9.28	Heated Floor	Laminate	

Client Remks: Gorgeous Glenholme! 4 Bed, 4 Bath Architectural Gem with a separately entranced basement suite with an extra full kitchen in a highly sought-after family-friendly neighbourhood! Set on an impressive 125-foot deep L-shaped lot with dual street access and a 3-car parking pad. The chef's kitchen is the true centrepiece of the home, featuring expansive windows, marble countertops, abundant cabinetry, & premium appliances: Porter & Charles stove, Miele dishwasher, KitchenAid Professional Series S/S Fridge. 2nd Level has 3 great-sized bedrooms plus an amazing sunroom big enough for an at-home gym with bike AND treadmill. Built-in bookcases in 3rd bed, ideal for home office. Beautiful charm everywhere: wainscoting, custom trim, a secret staircase book nook, new carpet stair runner, fresh paint and a dramatic sloped-staircase window that brings in natural light and architectural character. The entire top floor is dedicated to the primary bedroom featuring a spa-inspired soaker tub, multiple skylights, two vanities, a separate glass shower, beautiful built-ins, a walk-in closet and extra ductless A/C. The fully finished basement has private entry, a fully equipped kitchen, renovated full bath, heated floors, 2 storage closets, & a flexible layout ideal for in-law living or great income potential. Beautiful Oakwood Village, walkability score of 92/100 with great access to transit, steps to St. Clair Street Car, Ossington Bus, New Eglinton LRT line, so daily errands & weekend fun is a breeze! What do the Sellers love most about this home? The warm "welcome home" feeling, the sun-filled interiors from skylights and oversized windows, the oversized backyard oasis, and the stunning wood fireplace for cozy winter nights. Great main floor mudroom at the back of the house adds extra functionality. Possible future redevelopment with L-Shaped Lot! Minutes from St. Clair West, on a big tree-lined stret, this is truly a beautiful forever home, ready for the next family to call it home.

Inclusions: Additional upgrades include: a sump pump, backflow preventer, furnace, air conditioner and tankless hot water system (2020), primary bedroom ductless A/C (2022), chimney replacement (2020), rebuilt wood-burning fireplace (2020), built-in dresser and primary closet systems (2022), basement fridge (2023), standing freezer (2023), all eaves replaced (2025), most lighting on dimmers (2025), and built-in office



17 Earnscliffe Rd Toronto Ontario M6E 1J4 Toronto C03 Oakwood Village Toronto Taxes: \$10,650/2025 Sold Date: 03/21/2026 SPIS: No Last Status: SLD DOM: 68			Sold: \$1,900,000 List: \$1,999,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 156.53 Feet Irreg:	Rms: 12 + 2 Bedrooms: 3 + 2 Washrooms: 5 1x2xMain, 2x4x2nd, 2x3xBsmt	Dir/Cross St: Oakwood Ave / Earnscliffe Directions: Oakwood Ave / Earnscliffe

MLS#: C12689324 **PIN#:** 104730448
Legal: PT LT 19 PL 1762 TWP OF YORK AS IN TB379250; LT 15 PL 2479 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Hot Tub Interior Feat: Built-In Oven, 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
Client Remks: Welcome to 17 Earnscliffe! From the moment you walk inside, you'll be wowed by the beautiful open layout, soaring ceilings, and an abundance of natural light. The main floor features 9-foot ceilings, a spacious powder room, and a versatile front living area that could easily serve as a home office or stylish bar. Glide past your large dining area fit for the most marvellous of hosts, and into the kitchen of your dreams. With a massive quartz island and bar seating, a top-of-the-line 7-burner Jenn-Air gas stove, double built-in ovens, and more storage than you could imagine, you'll be shouting "Yes, Chef!" before you know it. Relax in the living room that you thought you could never get, perfect for your dream couch and your big screen TV. Upstairs you'll find a large primary with two generous walk-in closets and an ensuite with a gorgeous double sink vanity and a spacious glass shower. The other two bedrooms are large and, finally, your wish for a true 2nd floor laundry room has become reality. In the basement, the world is your oyster, with 2 separate spaces. On one side, a chic 1-bedroom apartment, complete with a kitchen and laundry, walking out to the backyard. And on the other side, your own basement lounging space. For as large as the house is, the backyard space is absurd! And the 2-car garage out back is the cherry on top. Nestled on a quiet street, 17 Earnscliffe Rd offers the perfect blend of urban convenience and neighbourhood charm. Minutes from Eglinton West station and the future Eglinton Crosstown LRT, with easy access to TTC, parks, schools, and everyday amenities. Also, a very short walk to the vibrant strip on St. Clair West for all your shopping and dining desires. A great spot for families and commuters alike in a growing, vibrant community. Discover your new favourite coffee shop or just go out for a stroll and meet your new neighbours. You'll love it here! Inclusions: Fridge, Gas Stove, Double Oven, Dishwasher, Washer/Dryer, Electric Fireplace unit, Wine fridge, Basement Appliances in as is condition, Hot tub in as is condition, all window coverings and ELF/s. Listing Contracted With: HOMEWISE REAL ESTATE Ph: 647-812-5813					