



154 Glebemount Ave Toronto Ontario M4C 3S5		Sold: \$565,000 List: \$499,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$4,140/2025	For: Sale	% Dif: 113
Sold Date: 05/05/2026		
SPIS: No	Last Status: SLD	DOM: 56
Detached	Fronting On: W	Rms: 5 + 1
Link: N	Acreage:	Bedrooms: 1 + 1
Bungalow	20 x 100 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x3xBsmt
Dir/Cross St: Coxwell/Sammon Directions: Coxwell/Sammon		

MLS#: E12868994 **PIN#:** 104190034
Legal: PCL 27-1 SEC M394; PT LT 27 W/S GLEBEMOUNT AV PL M394 EAST YORK COMM AT THE SW ANGLE OF THE SAID LT; THENCE ELY ALONG THE SLY LIMIT OF SAID LT A DISTANCE OF 10 FT MORE OR LESS TO A POINT DISTANT 90 FT MEASURED WLY THEREON FROM THE SE ANGLE OF SAID LT; THENCE NLY IN A STRAIGHT LINE, PARALLEL TO THE ELY LIMIT OF SAID LT A DISTANCE OF 20 FT TO THE NLY LIMIT OF SAID LT; THENCE WLY ALONG THE NLY LIMIT OF SAID LT A DISTANCE OF CONT...

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance	Drive:	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: Other	Retirement:
Apx Sqft: 700-1100		Under Contract: Hot Water Heater
Roof: Asphalt Shingle		HST Applicable to: Included In
Foundation: Concrete		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Solid bungalow on a desirable lot with two parking spaces and a private drive at the rear, offering excellent redevelopment or renovation potential. Ideal opportunity for builders, investors, or end-users looking to customize or expand in a sought-after, family-friendly neighbourhood. Surrounded by established homes and ongoing development, this property presents strong upside value. Close to parks, schools, hospitals, danforth, public transit, and local amenities, making it a convenient location for families and professionals alike. A rare chance to secure a property with both immediate livability and long-term potential.					
Listing Contracted With: JOHNSTON & GREEN REAL ESTATE LTD. Ph: 416-429-5118					



801 Sammon Ave Toronto Ontario M4C 2E7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,080/2025 For: Sale % Dif: 127 Sold Date: 01/05/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$675,000 List: \$529,900
Detached Link: N 2-Storey	Fronting On: S Acreage: 13.81 x 100 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth & Woodbine Directions: Danforth & Woodbine

MLS#: E12633518

PIN#: 104240378

Legal: PLAN M394 PT LOT 90 PT LOT 89

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete 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: Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Air Conditioner, Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 10.63	Vinyl Floor	Combined W/Dining	
2	Kitchen	Main	10.63	x 8.76	Vinyl Floor	Updated	O/Looks Backyard
3	Den	Main	11.15	x 6.76	Vinyl Floor	Closet	W/O To Deck
4	Prim Bdrm	2nd	11.25	x 10.63	Vinyl Floor	Closet	O/Looks Backyard
5	2nd Br	2nd	10.63	x 9.06	Vinyl Floor	Large Window	
6	Rec	Bsmt	14.99	x 10.63			
7	Utility	Bsmt	11.02	x 10.66			
8	Mudroom	Main	10.63	x 4.3			

Client Remks: Welcome to this inviting Two Bedroom Detached home with front pad Parking - an ideal opportunity for first time buyers looking to put down roots in a fantastic East York neighbourhood. Nice floorplan with some rooms thoughtfully laid out that they can even serve two different purposes ie: Den or Dining Room- your choice! South facing back garden allows lots of natural light, this home offers comfortable living with plenty of potential to do upgrades to make it your own. Located just a short walk to the subway, commuting is effortless while still enjoying the peace and charm of a well-established neighbourhood. Parks, Shops, Schools, Arena, nature trails and other nearby amenities make this a truly desirable location. Imagine this coming Spring and Summer when you step outside to an amazing backyard, perfect for summer BBQ's, entertaining friends, or simply relaxing as the warmer weather arrives. Whether you're hosting alfresco dinners, Blue Jays watch parties or enjoying quiet evenings outdoors, this space is perfect with sunny spots and tall shade trees. All in all this home offers that rare chance to blend comfort, convenience and outdoor living at a great entry price point-this home is not to be missed!

Inclusions: Fridge*, Stove, Fan, Dishwasher, Washer/Dryer** as is. * Water line is not connected (to fridge). All ELF, TV/TV Arm in Living Room. Built In mirrored Closet in front Porch, Shoe Cubby. Parking Pad Permit approx \$300/year

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



669 Cosburn Ave Toronto Ontario M4C 2V1 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,095/2025 For: Sale % Dif: 112 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 6		
Detached Link: N Bungalow	Fronting On: S Acreage: 30.33 x 105 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 Washrooms: 1 1x4
Dir/Cross St: Coxwell & Woodbine Directions: East of Coxwell		

MLS#: E13128662 **PIN#:** 104180019
Legal: LOT 197 PT LOT 2059 TWP OF YORK: PT LOT 196, PT LOT 198 TWP OF YORK AS IN EY174173, S/T & T/W EY 174173: TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.2	x 10.89	Open Concept	Combined W/Dining	Window
2	Dining	Main	23.2	x 10.89	Open Concept	Combined W/Living	Window
3	Kitchen	Main	8.86	x 8.76	Laminate	Window	
4	Prim Bdrm	Main	11.48	x 9.84	Closet	Window	
5	2nd Br	Main	10.83	x 8.2	O/Looks Backyard	Closet	Window
6	Rec	Bsmt	27.76	x 9.48			
7	Br	Bsmt	21.72	x 10.5			

Client Remks: Amazing Opportunity For Builders & Renovators. House Needs A Complete Gut. Fantastic Looking Exterior Situated On A 30 Foot Lot. Nice Part Of Cosburn. Huge Backyard, Private Drive For 4 Cars. Perfect Home To Create Your Own Masterpiece.
Inclusions: Fridge, Stove, Washer, Dryer (All Appliances In "AS IS" Condition) + Everything Remaining With & In The House, And Everything Outside As Well.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888

	85 Kings Park Blvd Toronto Ontario M4J 2C2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,286.16/2025 Sold Date: 03/10/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$850,600 List: \$699,000 For: Sale % Dif: 122	
	Detached Link: N Bungalow		Fronting On: S Acreage: 30 x 108 Feet Irreg: Dir/Cross St: Danforth Ave & Pape Ave Directions: East of Pape Ave	
Rms: 5 + 2 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x2xBsmt				

MLS#: E12843326		PIN#: 104050309	
Legal: PLAN M484 PT LOTS 817 & 818			

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Public Transit Interior Feat: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.63	x 11.91	
2	Dining	Main	11.45	x 10.24	
3	Kitchen	Main	15.19	x 9.45	
4	Prim Bdrm	Main	13.09	x 10.24	
5	2nd Br	Main	10.01	x 9.51	
6	Rec	Bsmt	13.45	x 20.24	
7	Kitchen	Bsmt	17.22	x 11.22	
8	Laundry	Bsmt	10.7	x 8.63	

Client Remks: Calling all contractors, builders, and anyone ready to create their dream home on a highly sought after street south of Mortimer. This 30 x 108 ft south facing lot offers exceptional potential for a full redevelopment or a top to bottom transformation. The existing bungalow has reached the end of its journey and requires complete replacement-an ideal scenario for those looking to start fresh with a truly blank canvas. With generous dimensions, excellent sun exposure, and a coveted neighbourhood setting, this property presents a rare opportunity to design and build exactly what you envision. Whether you're planning a custom family home or a high quality investment project, the value here lies in the land, the location, and the freedom to create something remarkable. Opportunities like this are increasingly hard to find.

Inclusions: Existing appliances. All ELFs. Furnace - all is "as is where is" condition

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



220 Donlands Ave Toronto Ontario M4J 3R2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,200.27/2026 For: Sale % Dif: 100 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$699,900 List: \$699,900
Detached Link: N Bungalow	Fronting On: W Acreage: 28 x 100 Feet Irreg:	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x4xGround, 1x1xBsmt	Dir/Cross St: Mortimer and Donlands Directions: Mortimer and Donlands

MLS#: E13077708 **PIN#:** 104050069
Legal: PCL 711-1 Sec M484; Pt Lt 711 PI M484 East York,; Pt Lt 712 PI M484 East York

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block 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: Fireplace/Stove, Library, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.73	x 11.81	Fireplace	Hardwood Floor	Bay Window
2	Dining	Ground	9.51	x 11.81	Hardwood Floor		
3	Kitchen	Ground	15.42	x 8.04	Ceramic Floor	Eat-In Kitchen	
4	Prim Bdrm	Ground	11.48	x 9.68	Hardwood Floor		
5	Rec	Bsmt	11.15	x 20.01	Fireplace	Panelled	
6	Br	Bsmt	17.06	x 11.15	Vinyl Floor	Panelled	
7	Laundry	Bsmt	10.17	x 9.02			

Client Remks: Fantastic Opportunity Much Sought After Location Steps to Shops, Schools, Transit, Subway, The Danforth, Easy Access to Downtown. Well Maintained Charming Bungalow with Separate Entrance, Spacious Living/Dining Room, Eat-in Kitchen, Hardwood throughout main level, Ceramic Tile Kitchen, 2 Fireplaces, Finished Lower Level, Ample Size Lot with Rear Lane, Possible Garden Suite w/Garage. Great Location Steps to All Amenities
Inclusions: GB&E, Elf's,Hwt(R),
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



100 Dunkirk Rd Toronto Ontario M4C 2M6 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,766/2026 For: Sale % Dif: 97 Sold Date: 02/18/2026 SPIS: No Last Status: SLD DOM: 1		
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 134.25 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 1 1x4x2nd
Dir/Cross St: Woodbine and Mortimer Directions: North on Woodbine from Danforth		

MLS#: E12792242	PIN#: 104250439
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: LT79 PL 1587	

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Level, Library, Park, Place Of Worship, Public Transit Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Contractors, Builders & Renovators! Rare opportunity to acquire a detached 2-storey home on a prime 25 x 134 ft lot in highly sought-after East York. This property is not for the faint of heart and requires extensive renovation, but offers exceptional upside for the right buyer. Featuring a large existing footprint, as well as opportunity to extend back. 4 good-sized bedrooms, and a side entrance-ideal for a future basement suite or income potential. The lot depth and layout provide strong flexibility for a major renovation or full custom rebuild. Located in a high-demand neighbourhood with excellent access to TTC and the DVP, steps to the shops and restaurants of the Danforth, and surrounded by good schools and solid resale values. Property is being sold as-is, where-is with no representations or warranties. Serious work required - massive potential unlocked. Bring your vision, trades, and plans to transform this into a standout project in one of East York's most desirable pockets. Inclusions: all appliances, elfs, as - is Listing Contracted With: REMAX CONNECT REALTY Ph: 416-284-4751					



218 Floyd Ave Toronto Ontario M4J 2J1 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,946.81/2025 For: Sale % Dif: 107 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$800,000 List: \$749,000
Detached Link: N Bungalow	Fronting On: N Acreage: 23.42 x 136 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x4xBsmt	Dir/Cross St: Pape Ave & Cosburn Ave Directions: Pape Ave & Cosburn Ave

MLS#: E12754474 **PIN#:** 104060218
Legal: See Schedule B.

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1939 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 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: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 12.48	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	8.83	x 9.17	Hardwood Floor	Window	
3	Kitchen	Main	8.87	x 8.05	Vinyl Floor	Window	
4	Prim Bdrm	Main	13.88	x 9.51	Hardwood Floor	Window	Closet
5	2nd Br	Main	11.22	x 8.09	Hardwood Floor	Window	Closet
6	Kitchen	Bsmt	12.99	x 12.04	Tile Floor	Window	Pot Lights
7	Br	Bsmt	12.43	x 17.5	Linoleum	Window	
8	Laundry	Bsmt	11.27	x 6.18	Concrete Floor	Window	

Client Remks: Prime East York Opportunity!!! Welcome to 218 Floyd Ave - a fully detached, all-brick bungalow on one of East York's most desirable streets. Set on an extra-deep 136-ft lot (just under 25 ft wide), this property offers exceptional potential in a neighbourhood surrounded by high-end new builds. The home features 2+1 bedrooms, 2 bathrooms, and 2 kitchens, with a separate side entrance to a self-contained in-law suite, offering flexibility for multi-generational living, rental income, or future redevelopment. Location is unbeatable: just half a block from the upcoming Ontario Line, with easy access to downtown, transit, parks, and the vibrant shops, cafes, and restaurants along Pape and the Danforth. Enjoy an excellent walk score, green spaces nearby, and a community that continues to grow in value. Whether you're looking to build your dream home or renovate and restore the original charm of this classic bungalow, 218 Floyd Ave is a rare opportunity in a high-demand East York pocket. ONE LEGAL FRONT PAD PARKING + more parking in back for smaller car (garage has been removed)

Inclusions: See Schedule B attached.

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



62 Binswood Ave
Toronto Ontario M4C 3N7
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,668/2025 **For:** Sale **% Dif:** 113
Sold Date: 04/21/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$879,000
List: \$779,900
 Detached **Fronting On:** W **Rms:** 5 + 3
Link: N **Acreage:** **Bedrooms:** 2 + 1
 Bungalow 33 x 112.22 Feet **Washrooms:** 2
Irreg: 1x3xMain, 1x3xBsmt
Dir/Cross St: Coxwell & Cosburn **Directions:** 1st left east of Coxwell, just north of Cosburn

MLS#: E12995258 **PIN#:** 104160314
Legal: Plan 3210, Lot 5

Kitchens: 1 + 1
Fam Rm: N
Basement: Sep Entrance / Finished / Full / Apartment
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Yes
Apx Age: 51-99
Year Built: 1945
Yr Built Source: MPAC
Apx Sqft: 700-1100
Lot Shape: Rectangular
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Drive: Private
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Central Vacuum, Fenced Yard, Public Transit, School
Interior Feat: Central Vacuum, In-Law Suite, Primary Bedroom - Main Floor, Water Heater Owned

Zoning:
Cable TV:
Gas: **Hydro:**
Water: Municipal **Phone:**
Water Supply Type: **Sewer:** Sewers
Waterfront:
Retirement:
HST Applicable to: In Addition To
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.76	x 3.44	Closet
2	Living	Main	13.45	x 10.63	Hardwood Floor
3	Dining	Main	10.66	x 7.48	Hardwood Floor
4	Kitchen	Main	12.17	x 8.76	Breakfast Area
5	Prim Bdrm	Main	14.01	x 9.88	Hardwood Floor
6	2nd Br	Main	10.43	x 9.42	Hardwood Floor
7	Laundry	Bsmt	9.78	x 7.51	Window
8	Living	Bsmt	11.65	x 9.55	Above Grade Window
9	Br	Bsmt	14.07	x 10.53	Above Grade Window
10	Kitchen	Bsmt	9.74	x 7.61	Above Grade Window
11	Utility	Bsmt	12.53	x 10.01	Above Grade Window
12	Other	Bsmt	9.32	x 6.53	Above Grade Window

Client Remks: Bright, classic, prime East York, solid brick, detached bungalow with 33' frontage and deep lot! A large fenced yard with a covered stone patio & a charming water feature/pond, backs onto green space & sports fields. Hardwood floors throughout. Separate entrance to luminous 1-bedroom in-law suite/apartment. Separate laundry room, accessible from both levels & loads of storage too. Private drive for 3 cars. This property has not been for sale since 1987! Rare opportunity to secure a well-built home in the best part of East York: 3-min walk to East York Collegiate/EY Alternative schools, 7-min walk to all the fabulous shops on Coxwell, 10-min walk to Library, 10-min TTC ride to the subway station, 5-min drive to DVP.

Inclusions: Backyard pond/water feature & equipment; all existing appliances (2 fridges; 1 stove; 1 cooktop; 1 b/i oven; 1 b/i microwave; 1 small microwave). Main floor: love seat; blue chair; dining room hutch; table & 6 wooden chairs; 2 breakfast nook chairs; 2nd bedroom daybed. All basement suite furniture, carpet where laid, all window coverings, all electric light fixtures.

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



269 Sammon Ave Toronto Ontario M4J 1Z8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,783.85/2025 For: Sale % Dif: 119 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 15		
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 31 x 100 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x4xUpper, 1x3xBsmt
Dir/Cross St: Donlands/Danforth Directions: Donlands/Mortimer		

MLS#: E12990380	PIN#: 104100375
Legal: Lot 4 Plan 2239	

Kitchens: 3 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: In-Law Capability, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.35	x 13.45	Eat-In Kitchen	W/O To Deck	Stainless Steel Appl
2	Living	Main	14.67	x 15.03	Hardwood Floor		
3	Br	Main	11.84	x 13.91	Ceiling Fan	Mirrored Walls	
4	Br	2nd	8.4	x 10.66	Large Window		
5	Br	2nd	8.43	x 10.47	Large Window		
6	Kitchen	2nd	7.87	x 11.06	Double Sink		
7	Loft	3rd	10.27	x 29.36	Circular Stairs		
8	Br	Bsmt	11.75	x 15.94	Mirrored Walls		
9	Living	Bsmt	13.35	x 15.26	Combined W/Kitchen		

Client Remks: Opportunity knocks in the heart of Toronto's vibrant east end! Welcome to 269 Sammon Avenue - a rare chance to transform a generously sized 2.5 storey home into the custom residence you've always envisioned. Situated on a desirable 31 x 100 ft lot, this large home offers incredible space, character, and endless potential. Featuring 9-foot ceilings, hardwood floors, and a spacious layout, the property includes a large eat-in kitchen, inviting front porch, private back deck, and the added convenience of parking. Major mechanicals include 200 amp electrical service and a furnace approximately 13 years old, providing a solid foundation for future renovation plans. Whether you're an end-user looking to design your dream home or an investor seeking your next project, the opportunity here is undeniable. Located in a highly sought-after neighborhood just steps to the Danforth, enjoy vibrant shops, cafes, parks, transit, and top-rated schools-offering the perfect blend of urban convenience and community charm. Property is being sold in "as is, where is" condition.

Inclusions: 3 Fridges, 3 Stoves, 2 Stacked Washer & Dryer all in as is condition

Listing Contracted With: MYSAK REALTY INC. **Ph:** 416-767-5500

	680 Mortimer Ave		Sold: \$849,000
	Toronto Ontario M4C 2K2		List: \$849,000
	Toronto E03 Danforth Village-East York Toronto		
	Taxes: \$3,747.82/2025	For: Sale	% Dif: 100
Sold Date: 02/07/2026			
SPIS: No		Last Status: SLD	DOM: 2
Detached		Fronting On: N	Rms: 5 + 3
Link: N		Acreage:	Bedrooms: 2 + 1
Bungalow		20.62 x 101.29 Feet	Washrooms: 2
		Irreg:	1x3xMain, 1x4xBsmt
Dir/Cross St: Woodbine Ave & Mortimer Ave			
Directions: On Mortimer Ave, east of Woodmount Ave, and west of Woodbine Ave.			

MLS#: E12761214		PIN#: 104250040	
Assignment: No		Fractional Ownership: No	
Legal: PLAN M437 PT LOT 9 (see Schedule B for full legal property description)		Vacant Land Condo: No	
Kitchens: 1 + 1	Exterior: Brick Front	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Apartment / Sep Entrance	Drive: Lane	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 2	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: 100+	Prop Feat: Hospital, Library, Park, Place	Retirement:	
Year Built: 1922	Of Worship, Public Transit, School	Under Contract:	Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: Carpet Free, Sump Pump	HST Applicable to	Included In
Apx Sqft: 700-1100		Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Concrete, Concrete Block		Survey Type:	Unknown
Assessment: 2025 POTL: N		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 13.32	Vinyl Floor	Large Window	Combined W/Dining
2	Dining	Main	0	0	Vinyl Floor	Combined W/Living	
3	Kitchen	Main	15.52	x 9.09	Tile Floor	Modern Kitchen	Eat-In Kitchen
4	Prim Bdrm	Main	9.91	x 13.12	Vinyl Floor	Closet	Window
5	2nd Br	Main	12.8	x 7.78	Vinyl Floor	Closet	Window
6	Living	Bsmt	13.45	x 8.76	Vinyl Floor	Open Concept	
7	Kitchen	Bsmt	10.01	x 8.76	Vinyl Floor	Pantry	
8	Br	Bsmt	11.55	x 8.76	Vinyl Floor	Closet	

Client Remks: A home that pays you back. Let your home do some of the heavy lifting. 680 Mortimer is a beautifully updated East York detached home with a fully separate basement apartment that isn't just a nice-to-have; it's a quiet powerhouse of financial potential. With its own entrance, kitchen, bathroom, and living space, the apartment offers privacy and flexibility for renters, extended family, or occasional guests for years to come. The main floor balances connection and separation. The living room sits at the front of the house, one bedroom close enough to collapse into after a late-night Netflix binge. The kitchen flows through the middle, practical and wide, open enough to stay part of the conversation. The second bedroom is tucked away at the back of the house, offering privacy and a view of your yard. If your vision stretches further, the property includes a 20 x 101 ft lot, which gives you room to expand; think laneway suite, garden studio, or even a future multi-plex. The essentials are already in place: updated roof, new easy-care vinyl plank floors, new dishwasher, fresh paint throughout, and recently updated furnace, meaning your energy goes into dreaming, not fixing. Here, you're close to it all: TTC at your door, Michael Garron Hospital a stroll away, the Danforth just beyond. Parks, trails, and The Beach round out the lifestyle. 680 Mortimer Ave is more than move-in ready. It's ready for what's next, whatever that looks like for you.

Inclusions: Appliances: Refrigerator x2, Stove x2, Dishwasher, Washer & Dryer. All existing electrical light fixtures, window coverings, bathroom mirrors, and wall-mounted shelving. Owned: Furnace, Central Air Conditioner & Sump Pump.

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



57 Queensdale Ave Toronto Ontario M4J 1Y1 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,271.06/2025 For: Sale % Dif: 102 Sold Date: 06/06/2026 SPIS: No Last Status: SLD DOM: 18		
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 85 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt
Dir/Cross St: Danforth Ave & Greenwood Ave Directions: Entrance from 124 Linsmore Avenue		

MLS#: E13143178 **PIN#:** 104130226
Legal: PCL 93-1 SEC M365; LT 93 S/S GUESTHOLM AV PL M365 EAST YORK; TORONTO , CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Apartment / Sep Entrance / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Other Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Place Of Worship, Public Transit, Rec Centre, School Bus Route Exterior Feat: Canopy, Deck, Landscaped, Patio, Privacy Interior Feat: Air Exchanger, Carpet Free, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, Storage, Ventilation System, Water Heater, Workbench Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Unknown Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 13.78	W/O To Deck	Hardwood Floor	Sliding Doors
2	Dining	Main	16.08	x 10.79	Large Window	Hardwood Floor	Combined W/Sitting
3	Sitting	Main	16.08	x 9.58	Hardwood Floor	Combined W/Dining	
4	Kitchen	Main	16.08	x 10.79	Stainless Steel Appl	Tile Floor	Eat-In Kitchen
5	Prim Bdrm	2nd	15.72	x 15.16	O/Looks Backyard	Hardwood Floor	
6	2nd Br	2nd	7.71	x 9.58	O/Looks Backyard	Hardwood Floor	
7	Other	2nd	12.63	x 10.79	Hardwood Floor		
8	3rd Br	Bsmt	8.99	x 9.84	Window	Tile Floor	
9	Kitchen	Bsmt	8.99	x 7.55	Window	Tile Floor	Eat-In Kitchen

Client Remks: A HOME THAT LIVES BEAUTIFULLY ON ITS CORNER: This 2-storey Danforth home blends quiet charm with thoughtful updates- featuring a new kitchen and new bathroom, high ceilings, and light that moves easily through every room. The oversized primary bedroom, which overlooks the backyard, offers space to exhale, while hardwood floors ground the home in warmth. The separate entrance opens to a nanny suite or income potential. Outside, a mature garden softens the edges of city life, with a private deck made for slow mornings and late summer evenings. A carport adds practical advantages. Refined. Rooted. Effortlessly urban.

Inclusions: Americare Air Purifier, Lifebreath Heat Recovery, Sentricon termite prevention system, Stainless steel fridge, Stainless steel stove, Stainless steel dishwasher, Stainless steel rangehood, air conditioning unit, white freezer, white fridge, washer and dryer, microwave, workbench, hand-held bidet with faucet, all ELF's and window coverings.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-485-2299



958 Greenwood Ave
Toronto Ontario M4J 4C3
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,140.99/2026 **For:** Sale **% Dif:** 119
Sold Date: 06/29/2026
SPIS: No **Last Status:** SLD **DOM:** 12
Detached **Fronting On:** W **Rms:** 6 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 25 x 114.75 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Danforth and Greenwood
Directions:
 North of Danforth, South of Sammon - house on west side of Greenwood Drive north

MLS#: E13456118 **PIN#:** 104100566
Legal: PT LT 5 PL 992 TWP OF YORK AS IN EY106568; TORONTO (E YORK)

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: N Heat: Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1930 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: Brick Gar/Gar Spcs: None / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, Floor Drain, Separate Heating Controls	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.79	x 10.63	Hardwood Floor	Window	
2	Dining	Main	15.16	x 8.86	Hardwood Floor	Window	
3	Kitchen	Main	14.7	x 7.81	Updated	B/I Dishwasher	B/I Microwave
4	Office	Main	9.58	x 8.53	O/Looks Backyard	W/O To Yard	
5	Br	2nd	11.98	x 7.64	Closet	O/Looks Backyard	Hardwood Floor
6	Br	2nd	11.45	x 8.86	Hardwood Floor	Window	
7	Prim Bdrm	2nd	12.2	x 8.99	Picture Window	Hardwood Floor	Large Closet
8	Utility	Bsmt	14.7	x 14.5	Combined W/Laundry	Window	Laundry Sink
9	Other	Bsmt	14.7	x 19.42			

Client Remks: Welcome to this beautifully maintained solid brick detached 3-bedroom home on a generous 25 by 114 ft lot and offering the rare convenience of a private driveway in one of Toronto's most sought-after east-end neighbourhoods. Bright and sunny throughout, this move-in-ready home has been thoughtfully updated and freshly painted in 2026 and features an upgraded kitchen complete with three new stainless steel appliances, refinished hardwood floors and updated lighting. Enjoy year-round comfort with a newly installed heat pump system and ductless air conditioning units (2026), providing efficient cooling and supplemental heating. The home blends classic character with modern updates, making it ideal for families, professionals, and those seeking a vibrant urban lifestyle. Located just moments from the Danforth's famous Greektown, you'll love being within walking distance of trendy restaurants, cafes, shops, parks, excellent schools, and the subway, providing quick access to downtown Toronto. Commuters will also appreciate the easy access to major highways, while outdoor enthusiasts can enjoy being just minutes from the Beaches, Leslieville, and Toronto's beautiful waterfront. A wonderful opportunity to own a detached home in an unbeatable location where convenience, community, and lifestyle come together. Property sold in "as is" and "where is" condition which is not reflective of condition but because it's an estate sale. Possible 2 car parking spaces for smaller cars. PREEMPTIVE OFFER RECEIVED

Inclusions: All electric light fixtures, fridge, stove 2026, b/i dishwasher 2026, b/i microwave range hood 2026, washer and dryer, shed, pergola
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



18 Fairside Ave Toronto Ontario M4C 3G9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,475/2025 For: Sale Sold Date: 03/05/2026 SPIS: No Last Status: SLD DOM: 3		Sold: \$1,150,000 List: \$899,000 % Dif: 128
Detached Link: N Bungalow	Fronting On: W Acreage: 33 x 105 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt
Dir/Cross St: Coxwell/ Mortimer Directions: North off Mortimer, 1 E of Coxwell		

MLS#: E12837528	PIN#: 104170180
Assignment: No	Fractional Ownership: No
Legal: Pn 2984 Ptl117&118	Vacant Land Condo: No

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1942 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Concrete Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, School Exterior Feat: Year Round Living Interior Feat: Water Heater, Floor Drain, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Year: Survey Type: Spec Desig:
		Hydro: Yes Phone: Municipal Sewers None N Not Subject to HST 1941 Available Unknown

Topography: Flat Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 14.17	Leaded Glass	Closed Fireplace	Hardwood Floor
2	Dining	Main	11.52	x 11.38	O/Looks Living	Hardwood Floor	
3	Kitchen	Main	14.5	x 8.66	Eat-In Kitchen	Family Size Kitchen	
4	Br	Main	11.91	x 11.71	O/Looks Backyard	Closet	Hardwood Floor
5	2nd Br	Main	13.02	x 8.27	O/Looks Backyard	Closet	Hardwood Floor
6	3rd Br	Main	11.78	x 11.06	Closet	Hardwood Floor	
7	Family	Bsmt	22.57	x 15.22	Gas Fireplace	Hardwood Floor	
8	Laundry	Bsmt	12.3	x 8.27	Ceramic Floor		
9	Workshop	Bsmt	24.61	x 11.06			

Client Remks: If you have been holding out for a most charming 3 Bedroom, East York Bungalow, your wait is over! 18 Fairside Ave is surrounded by a mix of bungalows and newly design-built homes. This home offers the possibility to expand to meet your family needs with a 33'x105' lot. It sits north of Michael Garron Hospital, and EY Civic Centre is around the corner with its seasonal weekly Farmer's Market. As you walk through the home, you'll find many charming original details, notice the sconces on either side of the fireplace, the bay window in the generous living room with its' coveted leaded glass. The hardwood floors throughout have recently been sanded. For the budget conscious, the basement has enough clean open space to add a secondary kitchen and generally expand your living space by approx 30% without building on. The finished basement Family Room with a gas fireplace encourages that lovely family time with popcorn on movie or games night around by the fire. In summer, enjoy a family BBQ on the patio, (there is a Natural Gas connection on the patio for the BBQ)) and relax in the private calming native perennial garden. Please bring your family to the weekend Open House 2:00-4:00, March 7 and 8. Carson Dunlop Inspection avail upon request. Matterport walk through video attached below.

Inclusions: Fridge, stove, washer, dryer, GB&E, CAC, BBQ gas hook.

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



92 Durant Ave Toronto Ontario M4J 4W2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,166/2025 For: Sale % Dif: 122 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,100,000 List: \$899,900
Detached Link: N Bungalow	Fronting On: W Acreage: 33.42 x 121.18 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xGround, 1x3xBsmt	Dir/Cross St: Coxwell & Memorial Park Ave Directions: Coxwell & Memorial Park Ave

MLS#: E13122970 **PIN#:** 104170042
Legal: LT 78 PL 2984 EAST YORK PT LT 79 PL 2984 EAST YORK AS IN EY212398 S/T EY212398 TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Water Heater Owned	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	7.91	x 15.16	Eat-In Kitchen	O/Looks Dining	Window
2	Living	Main	14.8	x 12.53	Brick Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	11.65	x 10.17	Window	O/Looks Living	Hardwood Floor
4	Br	Main	13.88	x 9.68	Closet	Hardwood Floor	Window
5	2nd Br	Main	10.17	x 12.2	Window	Hardwood Floor	
6	Rec	Bsmt	12.01	x 19.06	Brick Fireplace	Laminate	Window
7	3rd Br	Bsmt	13.52	x 7.74	Window	Laminate	
8	Office	Bsmt	10.37	x 7.15	Broadloom	B/I Shelves	

Client Remks: There is a reason the same family has proudly owned this home for nearly 50 years - the location is simply exceptional! Situated on an oversized corner lot in one of East York's most sought after family-friendly communities, this charming bungalow is directly across from the Toronto Public Library, Cosburn Park, True Davidson Park & the East York Civic Centre, while also being walking distance to schools for all grades, Dieppe Park, Michael Garron Hospital, the DVP and just minutes to Downtown Toronto. Offering nearly 1000 sq ft above grade, this home blends timeless character with incredible future potential. The main floor features a bright family room with picturesque bay window, red brick fireplace and original hardwood floors, spacious galley kitchen, two bedrooms and a renovated bathroom. Outside, enjoy a deep fenced backyard with water sprinkler system, mature landscaping and a rarely offered attached garage with 2 car parking. The separate side entrance leads to a finished basement complete with additional bedroom, full bathroom, spacious rec room with brick feature wall and fireplace, plus a dedicated office space - ideal for extended family, guests or future in-law potential. Major updates include furnace (2022), updated electrical, newer doors and owned hot water tank. A truly special property filled with pride of ownership, ready for its next chapter.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Electric Light Fixtures

Listing Contracted With: SUTTON GROUP-HERITAGE REALTY INC. **Ph:** 905-655-3300



1254 Woodbine Ave Toronto Ontario M4C 4E6 Toronto E03 East York Toronto Taxes: \$4,079.61/2025 Sold Date: 12/29/2025 SPIS: No Last Status: SLD DOM: 49			Sold: \$892,000 List: \$929,900 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: W Acreage: 17.92 x 100 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Mortimer & Woodbine Ave Directions: North of Mortimer Ave

MLS#: E12529176	PIN#: 104250435
Legal: PT LT 7 PL 1587 TWP OF YORK; PT LT 8 PL 1587 TWP OF YORK AS IN TB914345, S/T & T/W TB914345; TORONTO (E YORK) , CITY OF TORONTO.	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: 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	Main	10.99	x 4.66	Closet	Window	
2	Living	Main	15.09	x 12.34	Open Concept	Pot Lights	Laminate
3	Dining	Main	12.34	x 12.14	Combined W/Living	Open Concept	Pot Lights
4	Kitchen	Main	15.85	x 8.6	Quartz Counter	W/O To Yard	Porcelain Floor
5	Breakfast	Main	4.82	x 3.9	Porcelain Floor	Window	
6	2nd Br	2nd	8.43	x 7.68	Window	Laminate	Closet
7	3rd Br	2nd	10.5	x 7.68	O/Looks Backyard	Window	Laminate
8	Prim Bdrm	2nd	10.43	x 9.68	Large Closet	Laminate	Window

Client Remks: Welcome home to this stunning 3 bedroom, 2 full bath home in East York! Step inside through the enclosed foyer, a practical space offering shelter from the elements and a convenient closet for coats and shoes. Beautifully and thoughtfully renovated from top to bottom, this home blends modern comfort with timeless charm. The main floor features a bright and spacious living and dining area, plus a cozy breakfast nook perfect for morning coffees. The modern kitchen is a true showstopper, featuring stainless steel appliances, quartz counter tops, stylish tile backsplash and ample storage space, ideal for both everyday cooking and entertaining. From the kitchen walk out into your private backyard oasis, designed for hosting summer BBQs or relaxing by the fire pit on those chilly nights. Upstairs you'll find 3 inviting bedrooms with laminate flooring throughout and plenty of natural light. The fully finished basement offers a versatile space for many uses, whether for a home gym, entertaining, a guest suite or simply a place to unwind. Located in a fantastic neighbourhood, this home is just steps away from cafes, shops, restaurants and public transit. Move in ready, beautifully updated and full of character, this home has it all!

Inclusions: Existing stainless steel refrigerator, stove, built-in dishwasher, range hood, washer, dryer, all electrical light fixtures, all window coverings, and mini-fridge and freezer in basement.

Listing Contracted With: ROYAL LEPAGE CREDIT VALLEY REAL ESTATE **Ph:** 905-793-5000



8 Memorial Park Ave Toronto Ontario M4J 2J6 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,135.34/2025 For: Sale % Dif: 95 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 23			Sold: \$900,000 List: \$948,800
Detached Link: N Bungalow-Raised	Fronting On: N Acreage: 33.5 x 111.72 Feet Irreg:	Rms: 8 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x2xBsmt	Dir/Cross St: Greenwood Ave/ Mortimer Ave Directions: Greenwood Ave/ Mortimer Ave

MLS#: E13048130 **PIN#:** 104090143
Legal: PT LT 24 PL 3219 EAST YORK; PT LT 25 PL 3219 EAST YORK AS IN TB894401; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Water / Oil A/C: None Central Vac: No Apx Age: Year Built: 1946 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit Exterior Feat: Deck, Privacy Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 23.85	Crown Moulding	Hardwood Floor	Fireplace
2	Dining	Main	0	0	Combined W/Living	Hardwood Floor	Crown Moulding
3	Kitchen	Main	8.73	x 11.22			
4	Prim Bdrm	Main	9.68	x 12.2	Closet	Hardwood Floor	Window
5	2nd Br	Main	9.74	x 9.81	Closet	Hardwood Floor	Window
6	Rec	Bsmt	20.24	x 11.32	Above Grade Window		
7	Other	Bsmt	20.24	x 26.64	Unfinished	Above Grade Window	
8	Cold/Cant	Bsmt	3.38	x 6.3	Unfinished		

Client Remks: This Well-Maintained, Charming, Solid Brick Bungalow Sits on A Generous 33.5 ft x 111.72 ft Lot (MPAC). Interlock Driveway and single attached garage provides convenient parking and extra storage space. The Living Room and Dining room are filled with sunlight and feature the original hardwood floors and fireplace. 2 good size bedrooms. Spotless Kitchen. The huge Basement features a Rec Room, 2-piece bathroom, laundry area and a cold room. It is approx. 75% unfinished. Enjoy the privacy of a serene backyard, ideal for relaxation and outdoor activities. There is also an inviting 8ft x 15ft deck that is perfect for entertaining. Located in a vibrant neighbourhood, the home is just steps to Dieppe Park's outdoor winter ice rink, baseball diamond and summer farmers market. It is also located near Cosburn Park's lawn bowling facilities and the East York Tennis Club. Families will appreciate access to desired schools, shops, restaurants, public transit and the public library-all within walking distance. Welcome Home!

Inclusions: Fridge, Stove, Washer, Dryer, Roth Oil Tank. All Electric Light Fixtures, Work Bench, Garage Door Opener. Fireplace and appliances in "as is" condition.

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



319 Cosburn Ave Toronto Ontario M4J 2N1 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,359/2025 For: Sale % Dif: 92 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$900,000 List: \$975,000
Detached Link: N Bungalow	Fronting On: S Acreage: 30.07 x 92.14 Feet Irreg:	Rms: 4 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt	
Dir/Cross St: Cosburn Ave and St. Hubert Ave Directions: First drive way on the East side of St. Hubert just south of Cosburn Ave.			

MLS#: E12755204 **PIN#:** 104090105
Legal: PT LT 21 PL 3015 EAST YORK AS IN CA560835; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove Interior Feat: Primary Bedroom - Main Floor Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed, Sauna Survey Type: Available Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.67	x 10.89	Fireplace	Hardwood Floor	Bay Window
2	Kitchen	Main	10.93	x 10.37	Pantry	Laminate	
3	Prim Bdrm	Main	12.01	x 9.12	Hardwood Floor	Window	Closet
4	2nd Br	Main	9.28	x 9.15	Hardwood Floor	Window	Closet
5	Sunroom	Main	13.09	x 7.74	Ceramic Floor	Window Flr to Ceil	
6	Rec	Bsmt	18.64	x 10.33	Gas Fireplace	Pot Lights	

Client Remks: Welcome to 319 Cosburn Ave., A charming 2+1 bedroom bungalow nestled in the heart of Danforth Village East York. This inviting home blends classic charm with modern comfort, offering two full washrooms, a bright open layout, and a fully finished basement perfect for an additional bedroom, home office, or recreation space. Step outside into your own private oasis and fully fenced, beautifully landscaped backyard ideal for entertaining, gardening, or relaxing in peace. With a detached one-car garage and a private driveway for an additional vehicle, parking is never an issue. Located in one of East York's most desirable neighborhoods, this home offers the perfect balance of residential tranquility and urban convenience. You're just minutes to the Danforth's vibrant shops, cafes, and restaurants, as well as excellent schools, parks, and community centers. Commuting is a breeze with easy access to TTC, the DVP, and downtown Toronto. Perfect for first-time buyers, downsizers, or investors, 319 Cosburn Ave. is a rare gem offering lifestyle, location, and value in one of Toronto's most connected communities.

Inclusions: Existing Fridge, Bar fridge, Deep Freezer, Gas Stove, Washer and Dryer, All electrical light fixtures, V-Media alarm system, Central air, Outdoor Sauna. All in as in condition.

Listing Contracted With: SAM MCDADI REAL ESTATE INC. **Ph:** 905-502-1500

	103 Wiley Ave Toronto Ontario M4J 3W5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,889/2026 Sold Date: 04/22/2026 SPIS: No			Sold: \$998,000 List: \$998,000 For: Sale % Dif: 100				
	Last Status: SLD			DOM: 15				
	Detached Link: N 2-Storey		Fronting On: E Acreage: 25 x 96.08 Feet Irreg:		Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt			
	Dir/Cross St: DONLANDS & MORTIMER Directions: EAST OF DONLANDS SOUTH OF MORTIMER							
MLS#: E12967356 Legal: LT 44 PL 1802 TWP OF YORK; TORONTO (E YORK), CITY OF TORONTO								
Kitchens: 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: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Water Heater, In-Law Capability, Storage			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1979 Survey Type: Available Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	28.08	x 14.76	Hardwood Floor	Open Concept	Floating Stairs	
2	Dining	Main	28.08	x 14.76	Hardwood Floor	Open Concept	Combined W/Living	
3	Kitchen	Main	15.03	x 14.76	Eat-In Kitchen	Laminate	W/O To Deck	
4	Prim Bdrm	2nd	14.93	x 13.94	Broadloom	Double Closet	4 Pc Bath	
5	2nd Br	2nd	9.51	x 12.6	Hardwood Floor	Closet	Picture Window	
6	3rd Br	2nd	9.51	x 11.81	Hardwood Floor	Closet	Window	
7	Rec	Bsmt	16.99	x 14.83	Raised Floor	Above Grade Window	3 Pc Bath	
8	Laundry	Bsmt	15.35	x 15.26	Concrete Floor	Laundry Sink	W/O To Garden	
Client Remks: Amazing opportunity to live in the heart of East York! Detached very spacious, open concept family home featuring: an oversized Primary bedrm. & good-sized bedrooms, 2 bathrooms, an eat-in kitchen and a rarely offered private drive. can accommodate 3 cars if gate & venting relocated. The basement has a walkout/separate entrance, having definite in-law potential. Cantina & garden shed. Close to transit & good schools! Move in, renovate or build custom! Inclusions: existing: fridge, stove, BI dishwasher, exhaust, washer & dryer (all appliances & chattels sold "as is" condition)/ gas furnace, central air conditioning, electric light fixtures								
Listing Contracted With: RE/MAX ULTIMATE REALTY INC. Ph: 416-487-5131								



118 Glebe Mount Ave
Toronto Ontario M4C 3S2
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$7,435/2025 **For:** Sale **% Dif:** 152
Sold Date: 05/29/2026
SPIS: No **Last Status:** SLD **DOM:** 16
Fronting On: W **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 20 x 100 Feet **Washrooms:** 4
Irreg: 1x5x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: North of Danforth Ave. & south of Sammon
Directions: Danforth Ave. & Coxwell

MLS#: E13122690 **PIN#:** 104190147
Legal: Plan M394 Lot 217

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private, Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.61	x 11.15	Hardwood Floor	Open Concept	2 Pc Bath
2	Dining	Main	24.61	x 11.15	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	14.44	x 13.78	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
4	Breakfast	Main	14.44	x 13.78	Hardwood Floor	Combined W/Kitchen	Centre Island
5	Family	Main	12.8	x 11.48	Hardwood Floor	Open Concept	W/O To Deck
6	Prim Bdrm	2nd	13.12	x 12.47	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
7	2nd Br	2nd	12.8	x 9.19	Hardwood Floor	Closet	5 Pc Bath
8	3rd Br	2nd	11.15	x 8.2	Hardwood Floor	Closet	
9	Laundry	2nd	5.25	x 3.48	Tile Floor	Separate Rm	
10	Rec	Bsmt	18.04	x 10.83	Broadloom	Closet	Walk-Out
11	Br	Bsmt	8.86	x 8.2	Broadloom	Closet	3 Pc Bath
12	Kitchen	Bsmt	14.44	x 10.37	Tile Floor	W/O To Yard	Combined W/Laundry

Client Remks: Do Not Miss This Meticulously Maintained & Charming Home Nestled in a Great Family Neighbourhood Community! Steps to the Danforth & Easy Access to All Amenities: Schools, Library, Parks, Community Centers, Restaurants, Cafes, Shops! Pride of Ownership, Unparalleled Comfort Within an Opportune Location: 3+1 Beds W 4 Baths Residence Perfect for Urban Living! Situated In the Heart of Toronto's Desirable Danforth Village, This Property Boasts A Blend of Modern Updates and Classic Character. An Open-Concept Living and Dining Floor Plan from The Front of the Dwelling to the Back Door, Adorned with Gleaming Hardwood Floors and Large Windows Allowing Plenty of Natural Light. The Living and Dining Spaces Are Tied to The Well-Appointed Kitchen, Featuring Stainless Steel Drawers & Appliances, Gas Stove, Ample Cabinet Space, And A Large Breakfast Island Perfect for Entertaining, Casual Meals or Morning Breakfasts. There Is Also a Walk Out from The Main Floor to a Backyard Deck with a BBQ Area & Access to the 2 Car Tandem Driveway. Upstairs, there are Three Generously Sized Bedrooms, Offering Peaceful Retreats, Potential Workspaces with Ample Storage and Plenty of Natural Light. The Primary Bedroom Also Offers a Comfortable Ensuite Bathroom, and the Other Two Bedrooms are Serviced with a Corridor Bathroom. Two Additional Bedrooms Provide Flexibility for a Nursery, Home Office or Guest Space. The Renovated Bathrooms Boast Contemporary Finishes, with Stylish Fixtures and Plenty of Storage. The Additional Separate Living Space Located in the Finished Basement Offers Multiple Uses. The Rough in Kitchen and 3-Piece Bath Permit an additional One-Bedroom Separate Quarter Ideal for an In-Law Suite, a Basement Apartment or Nanny's Space. Driveway has right of way so Neighbors have driveway access
Inclusions: Stainless Steel Appliances: Fridge, Stove, Range Hood & Dishwasher. All Electical Light Fixtures. All Window Coverings. -- **2 Car Tandem Driveway**

Listing Contracted With: CENTURY 21 PARKLAND LTD. Ph: 416-690-2121



226 Donlands Ave Toronto Ontario M4J 3R2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,090/2025 For: Sale Sold Date: 01/09/2026 SPIS: No Last Status: SLD DOM: 11		Sold: \$975,000 List: \$999,000 % Dif: 98
Detached Link: N Bungalow	Fronting On: W Acreage: 30 x 100 Feet Irreg:	Rms: 5 Bedrooms: 2 + 2 Washrooms: 2 1x4xMain, 1x3xBsmt
Dir/Cross St: Donlands/Mortimer Directions: Donlands/Mortimer		

MLS#: E12652868	PIN#: 104050066
Legal: PLAN M484 PT LOT 706 PT LOT 707	

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1941 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 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: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: In Addition To Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.26	x 12.01	
2	Dining	Main	12.4	x 10.43	
3	Kitchen	Main	14.5	x 7.74	
4	Prim Bdrm	Main	13.75	x 10.43	
5	2nd Br	Main	10.43	x 9.42	
6	Living	Bsmt	19.32	x 13.42	
7	Br	Bsmt	14.76	x 9.32	
8	Br	Bsmt	11.91	x 8.66	
9	Kitchen	Bsmt	9.91	x 7.41	

Client Remks: Welcome to this well-maintained 2+2 bedroom bungalow offering 1+1 bathrooms, 1+1 kitchens, and 1+1 laundries. Featuring a 200 AMP electrical panel and a fully finished basement with separate entrance. Approximately 1,776 sq ft of total living space (990 sq ft above grade + 786 sq ft basement). The property includes a private driveway and rear laneway access, providing additional parking options and enhanced privacy. The versatile backyard offers potential for storage, workshop space, garden structures, or future use (subject to buyer verification). Located within walking distance to the vibrant Danforth, with convenient access to shops, cafes, restaurants, and year-round community events. Excellent transit access with approximately a 10-minute walk to the subway station. Close to reputable schools including La Mosaïque Elementary and Monarch Park Collegiate Institute, home to a well-known IB program. Property is sold "as is, where is", without representations or warranties. Buyers are advised to conduct their own due diligence. An excellent opportunity for first-time buyers, downsizers, or investors seeking long-term potential in a well-established neighbourhood.

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

	4 Barfield Ave Toronto Ontario M4J 4N5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,014.18/2025 Sold Date: 02/07/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,175,000 List: \$999,000 % Dif: 118				
	Detached Link: N Bungalow	Fronting On: W Acreage: 31.5 x 103.39 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4xBsmt					
	Dir/Cross St: Cosburn Ave & Greenwood Ave Directions: South of Cosburn, East of Greenwood							
MLS#: E12764718 Legal: Plan 3030 Pt Lot 21 Pt Lot 22						PIN#: 104140249		
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Water Softener, Water Heater Owned			Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	4.92	x 5.58	Tile Floor	B/I Closet	Pot Lights	
2	Kitchen	Main	8.86	x 11.81	Tile Floor	Granite Counter	Pot Lights	
3	Living	Main	13.12	x 11.48	Hardwood Floor	California Shutters	O/Looks Frontyard	
4	Dining	Main	10.17	x 7.55	Hardwood Floor	Large Window		
5	Prim Bdrm	Main	9.84	x 13.12	Hardwood Floor	Ceiling Fan	O/Looks Backyard	
6	2nd Br	Main	9.19	x 9.51	Hardwood Floor	O/Looks Backyard		
7	Rec	Bsmt	19.03	x 10.83	Laminate	Renovated	Above Grade Window	
8	Workshop	Bsmt	8.53	x 22.31	Large Closet			
Client Remks: Charming detached bungalow in the heart of Danforth Village-East York! This updated, well-maintained starter home is perfect for first-time buyers, families, or investors seeking to develop or build their dream residence. Set on a quiet street and just steps to: Diefenbaker Elementary School, Dieppe Park, Library, Transit options (15min walk to Greenwood Station). Private driveway with garage and lots of parking space. Deep backyard for Bbq gatherings. Close to: Costco, LCBO, Starbucks, DVP, Michael Garron Hospital, Danforth restaurants. Inclusions: Appliances (fridge, stove, hood fan, dishwasher, washer, dryer), existing lighting fixtures, existing window coverings. New Door with Multipoint Lock (Nov 2025). Tankless water heater (Maintenance Service & Flushed in Dec 2025), Water Softener (Installed April 2024). Radiant heating system, A/C. Backyard Gazebo & Patio Furniture. All chattels to be sold in an as-is condition.								
Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN REALTY</u> Ph: 416-572-1016								



144 Glebe Mount Ave Toronto Ontario M4C 3S5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,987.45/2025 For: Sale % Dif: 125 Sold Date: 03/22/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,250,000 List: \$999,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 20 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Woodbine Ave & Danforth Ave Directions: West of Woodbine Ave

MLS#: E12898928 **PIN#:** 104190004
Legal: PCL 33-1 SEC M394; LT 33 W/S GEORGE ST PL M394 EAST YORK; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Heat Pump / Electric A/C: Other Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Solar, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Public Transit, Rec Centre Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 11.22	Hardwood Floor	Open Concept	Led Lighting
2	Dining	Main	9.28	x 7.51	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Main	14.34	x 9.35	Eat-In Kitchen	Renovated	W/O To Garden
4	Prim Bdrm	2nd	10.1	x 14.7	W/W Closet	Vaulted Ceiling	Double Closet
5	2nd Br	2nd	10.83	x 8.89	Closet	Laminate	
6	3rd Br	2nd	10.07	x 9.19	Hardwood Floor	Skylight	O/Looks Garden
7	Rec	Bsmt	13.88	x 8.3	Pot Lights	Above Grade Window	
8	Laundry	Bsmt	9.09	x 5.12	Above Grade Window	Laundry Sink	Pot Lights

Client Remks: Modern Farmhouse warmth blends seamlessly with Scandinavian calm in this fully reimagined detached home in the coveted McGregor School district. Renovated top to bottom with energy efficiency at the forefront-resulting in impressively low energy costs (total \$1,421 for 2025!!!) and an exceptionally small carbon footprint-the home offers a clean, contemporary aesthetic enriched by natural materials and thoughtful design. The open-concept living and dining rooms feature wide Tundra oak plank floors that set a serene tone throughout the main level. A beautifully renovated eat-in kitchen showcases soft sage slim-line shaker cabinetry, stainless steel appliances, sleek stone-slab tile, and a walk-out to a fenced, west-facing perennial garden with a tiered deck, creating an effortless indoor-outdoor flow. Upstairs, three generous bedrooms include a stunning primary retreat with vaulted ceilings, while the European-inspired main bathroom delivers spa-like simplicity with refined, modern lines. The finished basement adds valuable living space with a comfortable recreation room, a three-piece bathroom, and a spacious laundry area. Thoughtful upgrades were completed with sustainability in mind, culminating in an outstanding energy audit score that reflects the home's commitment to efficiency and environmental responsibility. All of this sits just steps from the Coxwell subway, the shops and dining of the Danforth, East York Memorial Arena and Michael Garron Hospital, offering a rare combination of style, comfort, and convenience in one of the east end's most desirable pockets.

Inclusions: Fridge, stove, dishwasher, washer & dryer. All ELFs. Heat Pump & AC. All drapery hardware.
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. **Ph:** 416-699-2992



93 Wiley Ave Toronto Ontario M4J 3W5 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,977/2025 For: Sale % Dif: 94 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 42			Sold: \$940,000 List: \$999,000
Detached Link: N Bungalow	Fronting On: E Acreage: 25 x 96.7 Feet Irreg:	Rms: 4 Bedrooms: 2 Washrooms: 1 1x3xMain	Dir/Cross St: Donlands Ave / Mortimer Ave Directions: On Wiley Ave

MLS#: E12879002 **PIN#:** 104100296
Legal: LT 40 PL 1802 TWP OF YORK; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Other Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.33	x 4.99	Carpet Free
2	Living	Main	10.43	x 10.99	Large Window
3	Kitchen	Main	11.91	x 10.33	Pot Lights
4	Prim Bdrm	Main	13.25	x 12.66	W/O To Garden
5	2nd Br	Main	9.91	x 8.83	Double Closet

Client Remks: Rare Opportunity in Sought-After East York! Charming, Newly Updated Detached 2-Bedroom Bungalow Offering Immediate Livability with Excellent Income Potential. Features a Bright, Functional Layout with Two Spacious Bedrooms, New Laminate Flooring Throughout, Fresh Paint, Newly Installed Pot Lights, and a Renovated Kitchen with Quartz Countertops. Walk-Out to the Backyard and a Large Versatile Basement Space Add Additional Flexibility. Ready Building Permit in Place, Ideal for Investors, Builders, or End-Users Looking to Generate Income While Planning a Future Custom Home. Prime Location within Walking Distance to Donlands Station, Dieppe Park, Michael Garron Hospital, Local Shops, and Restaurants, with Easy Access to the DVP and Hwy 401.

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Washer And Dryer. All ELFS.

Listing Contracted With: PROPTech REALTY INC. **Ph:** 416-677-0666



181 Floyd Ave		Sold: \$1,303,000
Toronto Ontario M4J 2H9		List: \$1,098,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$5,821.55/2025	For: Sale	% Dif: 119
Sold Date: 05/04/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: S	Rms: 6 + 3
Link: N	Acreage:	Bedrooms: 2 + 3
Bungalow	30 x 110.93 Feet	Washrooms: 2
	Irreg:	1x5xFlat, 1x3xLower
Dir/Cross St: Pape Ave and Floyd Ave		Directions: North of Mortimer

MLS#: E13052790 Legal: PLAN M484 PT LOT 304 PT LOT 305		PIN#:	
Kitchens: 1 Fam Rm: N Basement: Finished / Full / Sep Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Wood / Brick Veneer Gar/Gar Spcs: Detached / 0 Driveway: Private, Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Lighting, Security Gate, Patio, Landscaped, Privacy Interior Feat: Bar Fridge, Carpet Free, ERV/HRV, Floor Drain, Guest Accommodations, In-Law Capability, On Demand Water Heater, Primary Bedroom - Main Floor, Storage, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Water System Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Year: 1939 Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.17	x 10.6	Bow Window	Fireplace	Crown Moulding
2	Dining	Main	10.83	x 10.01	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	12.66	x 8.99	Renovated	Open Concept	Breakfast Bar
4	Prim Bdrm	Main	11.25	x 10.93	W/O To Deck	Hardwood Floor	W/I Closet
5	Tandem	Main	9.58	x 7.25	Combined w/Primary	W/I Closet	Closet Organizers
6	2nd Br	Main	9.84	x 8.6	Window	Closet	Hardwood Floor
7	Bathroom	Main	10.99	x 6.59	5 Pc Bath	Renovated	Soaker
8	Rec	Lower	18.5	x 10.99	Wet Bar	Above Grade Window	Heated Floor
9	Exercise	Lower	21.1	x 7.09	Combined W/Office	Window	Vinyl Floor
10	3rd Br	Lower	12.34	x 11.91	Window	Double Closet	Heated Floor
11	Bathroom	Lower	7.15	x 5.74	3 Pc Bath	Renovated	Heated Floor
12	Utility	Lower	10.24	x 7.51	Combined W/Laundry	Heated Floor	Closet

Client Remks: Fabulous on Floyd! Welcome to this top-to-bottom renovated bungalow on a premier block on the prime side of this Danforth Village street. Renovated kitchen, bathrooms, flooring & lighting blend the original architectural charm seamlessly with the newer contemporary custom quality finishes throughout. And then there are the systems! Imagine waking up to a view overlooking your private professionally landscaped backyard & walking out of the bedroom for morning coffee or your after-work glass of wine on the 2-tier deck. Your dressing room off the primary bedroom is so generous it could easily be a nursery or yoga studio. The second bedroom can double as a high-quality work-at-home office. No wasted space! The fully renovated entire lower level is filled with versatile opportunities: one or two bedrooms with full washroom; nanny/in-law suite; workout area & a rec room perfect for play dates, watching the game or your favourite movie complete with surround sound speakers in the walls & ceiling. There are multiple windows, impressive ceiling height & a radiant heated floor which brings warmth & comfort to an already cozy space. Ample storage! There is a worry-free state of the art HVAC system, 200Amp electrical panel with surge protector & an exterior 220V rough-in connection for your future EV charger or hot tub. The lower level is complete with sump pump & backflow prevention. Great welcoming curb appeal from the get-go with the new asphalt driveway, custom gate & front & back interlocking. Too many upgrades to list! Please see feature sheet for more. Superior craftsmanship & attention to detail throughout brings pride of ownership & peace of mind the day you move in. Above Average Baker St. inspection & Aetna clear termite inspection reports available. Energy Audit scored close to a newly built home for energy savings. Enjoy the friendly community feel & a 10 minute walk to the subway with great neighbourhood shops, restaurants & parks close by.

Inclusions: All electric light fixtures, Whirlpool washing machine, Whirlpool Duet Dryer, Igloo bar fridge, KitchenAid stainless steel oven, Panasonic exhaust/microwave, KitchenAid stainless steel B/I dishwasher, KitchenAid stainless steel refrigerator/freezer, kitchen instant hot water dispenser, all window coverings (living room blind 'as is'), heated towel fixture, all washroom mirrors, Viessman high efficiency gas boiler and equipment, dehumidifier, central air conditioner, 2 Ecobee thermostats, surround sound speakers in the walls and ceilings, exterior gas line, garage (as is), satellite dish (as is), 200 Amp electrical panel and surge protector, sump pump, back flow preventor, mounts (only) for 3 attached TVs, recliner sofa and queen bed in lower level, dining room corner cabinet, Nest Door Bell, City of Toronto recycling bins.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-929-4343



130 Springdale Blvd Toronto Ontario M4J 1W9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,519.92/2025 For: Sale % Dif: 98 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,075,000 List: \$1,099,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 22 x 104 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Monarch Park & Danforth Directions: Monarch Park & Danforth

MLS#: E13087862 **PIN#:** 104200105
Legal: Pcl 3605 Sec East York; Lt 154 N/S Poulton Av Pl M

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.66	x 12.01	Hardwood Floor
2	Dining	Main	12.07	x 11.75	Hardwood Floor
3	Kitchen	Main	12.07	x 11.75	Eat-In Kitchen W/O To Deck
4	Prim Bdrm	2nd	12.01	x 13.75	Hardwood Floor B/I Closet
5	2nd Br	2nd	9.58	x 11.52	Hardwood Floor B/I Closet
6	3rd Br	2nd	9.58	x 11.52	Hardwood Floor B/I Closet
7	Rec	Bsmt	15.16	x 15.85	Above Grade Window

Client Remks: Situated on a quiet street in the sought-after Danforth Village East community, this charming 3 bed, 2 bath detached home at 130 Springdale Blvd offers a functional layout, inviting living spaces, and the opportunity to make it your own over time. Inside, you will find a traditional yet practical main floor with separate living and dining areas, filled with natural light and classic details. The full kitchen and additional living space provide flexibility for everyday living, working from home, or accommodating guests and extended family. The upper level features generously sized bedrooms that offer comfort and versatility for growing families. The finished basement adds valuable living space, ideal for a recreation area, home office, or additional lounge. Outside, the private recently updated backyard creates a great setting for outdoor dining, gardening, and relaxing evenings. Conveniently located steps to top-rated schools, parks, restaurants, and the shops and amenities along Monarch Park and the Danforth, with easy access to Transportation and downtown, this home offers a strong opportunity to settle into one of East Toronto's most established and family-friendly neighbourhoods.

Inclusions: Gas Stove, S/S Dishwasher And Refrigerator, Bosch Washer & Dryer, Owned Hwt. High Efficiency Furnace And NEW Air Conditioning.

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



209 Springdale Blvd Toronto Ontario M4C 1Z8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,949.74/2025 For: Sale % Dif: 136 Sold Date: 03/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,500,000 List: \$1,099,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 22.75 x 103.62 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Coxwell/Springdale Directions: Coxwell/Springdale

MLS#: E12838150 **PIN#:** 104190336
Legal: PT LT 16 PL 2447 EAST YORK AS IN CA358635 S/T & T/W CA358635; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Not Applicable 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: 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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Waterfront: None								
#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Main	12.01	x	11.32	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	13.48	x	12.01	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	8.01	x	11.71	Tile Floor	Quartz Counter	Stainless Steel Appl
4	Breakfast	Main	9.65	x	9.51	Tile Floor	B/I Shelves	W/O To Deck
5	Powder Rm	Main	7.09	x	4.49	Tile Floor	2 Pc Bath	Pedestal Sink
6	Prim Bdrm	Upper	11.71	x	15.09	Laminate	Juliette Balcony	
7	Bathroom	Upper	10.89	x	5.51	Tile Floor	4 Pc Bath	Window
8	2nd Br	Upper	10.5	x	8.89	Laminate	Closet	Window
9	3rd Br	Upper	10.2	x	17.49	Laminate	Closet	O/Looks Frontyard

Client Remks: Welcome To 209 Springdale Boulevard In The Heart Of Danforth Village - The Quintessential Detached Starter Home In One Of The East End's Most Sought-After Locations. Situated On A Quiet, Family-Friendly Street, This Charming Residence Offers The Perfect Blend Of Character, Functionality, And Outdoor Beauty - Complete With Legal Front Pad Parking Registered With The City. The South-Facing, Sun-Splashed Backyard Is A True Retreat. Thoughtfully Landscaped With Lush Gardens, Vibrant Flowers, A Tranquil Pond, And A Stunning Pergola, It's The Perfect Setting For Relaxing Afternoons Or Entertaining Guests On The Deck With BBQ Area. Inside, The Spacious Main Floor Features Large Principal Rooms Filled With Warmth And Charm. A Wood-Burning Fireplace, Bay Window, And Original Stained Glass Windows Add Timeless Character, While Pot Lights Provide A Modern Touch. The Upgraded Kitchen Boasts Quartz Counters, Stainless Steel Appliances, A Gas Stove, And A Generous Breakfast Area. Sliding Glass Doors Walk Out Seamlessly To The Deck And Backyard. A Convenient Main Floor Powder Room Completes This Level. Upstairs, You'll Find Oversized Bedrooms Including A Large Primary Retreat With A Juliette Balcony Overlooking The Backyard. Double Closets With Custom Organizers Offer Excellent Storage. Located In The RH McGregor Elementary School Catchment, Just Steps To Earl Beatty Swimming Pool And Only Five Blocks To Prime Danforth Avenue, This Home Offers Fantastic Walkability With Shops, Cafes, Restaurants, Parks, And Transit At Your Doorstep. A Rare Opportunity To Own A Detached Home In A Vibrant, Established Neighbourhood - Move In And Enjoy Everything Danforth Village Has To Offer!

Inclusions: Fridge, Stove, Dishwasher, Deep Freezer In Basement, Washer, Dryer, All Window Coverings & Hardware, All Electric Light Fixtures

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



344 Springdale Blvd Toronto Ontario M4C 2A4 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,376,000 List: \$1,099,000
Taxes: \$5,851.75/2025	For: Sale	% Dif: 125
Sold Date: 03/31/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: N	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	20 x 100 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Danforth and Woodbine		
Directions: Head west on Springdale from Woodbine		

MLS#: E12907932	PIN#: 104240475
Legal: Pcl 3052 Sec East Township Of York	

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 9.84	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	13.45	x 11.81	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	10.83	x 10.17	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	15.09	x 13.78	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	12.8	x 9.19	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.17	x 9.19	Hardwood Floor	Window	Closet
7	4th Br	Bsmt	14.44	x 7.87	Vinyl Floor		
8	Rec	Bsmt	14.11	x 10.17	Vinyl Floor	Pot Lights	
9	Den	Bsmt	18.04	x 8.2	Vinyl Floor	Pot Lights	

Client Remks: Stunning, spacious open-concept home featuring an oversized, fully renovated main floor with elegant herringbone hardwood flooring, a beautifully designed chef's kitchen and a stylish powder room - perfect for entertaining and everyday living. Upstairs, the primary bedroom easily accommodates a king-sized bed and is complemented by two additional generously sized bedrooms and a renovated 4 piece bathroom. The fully finished basement with its own separate entrance, offers exceptional versatility for a growing family. Enjoy a large dedicated office nook, family room, play area, fourth bedroom, and a 3 piece bathroom - ideal for guests, in-laws, or potential income opportunities. Located just a 5 minute walk to the subway and the vibrant Danforth shops and restaurants, this home combines convenience and lifestyle. The mutual drive and garage comfortably fit an SUV. Additional highlights include: energy audit in 2023, with upgraded attic insulation and a professionally landscaped yard (2021). Situated in a fantastic, family-friendly neighbourhood, this home is within the highly sought-after RH McGregor school district (English and French immersion streams). Lovingly maintained and thoughtfully updated, this home is a true standout offering space, style, and an unbeatable location.

Inclusions: Stainless Steel: Fridge, Gas Stove, Hood Vent, Dishwasher. Washer and Dryer. Furnace and Central Air Conditioning (2023). Roof Shingles (2024). Garage (siding redone in 2022), Main Floor and Second Floor Bathrooms Renovated in 2025.

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



262 Glebemount Ave Toronto Ontario M4C 3T8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,037.30/2025 For: Sale % Dif: 89 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$975,000 List: \$1,099,000
Detached Link: N Bungalow	Fronting On: W Acreage: 30 x 153 Feet Irreg:	Rms: 5 + 4 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x4xBsmt	
Dir/Cross St: South of Cosburn, Btwn Coxwell & Woodbine Directions: South of Cosburn, Btwn Coxwell & Woodbine			

MLS#: E12886094 **PIN#:** 104180306
Legal: LT 295 PL 2059 TWP OF YORK; PT LT 294 PL 2059 TWP OF YORK; PT LT 394 PL 2059 TWP OF YORK; PT LT 395 PL 2059 TWP OF YORK AS IN EY236530; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Stone Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 1927 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 20.73	Hardwood Floor	B/I Shelves	Picture Window
2	Dining	Main	8.43	x 10.93	Hardwood Floor		
3	Kitchen	Main	12.99	x 12.76	Tile Floor	W/O To Deck	
4	Prim Bdrm	Main	11.09	x 12.24	Hardwood Floor	Double Closet	
5	2nd Br	Main	11.09	x 11.58	Hardwood Floor	Double Closet	
6	Rec	Bsmt	12.83	x 22.41	Broadloom		
7	3rd Br	Bsmt	12.99	x 10.01	Window	Closet	
8	Furnace	Bsmt	9.51	x 25.49			

Client Remks: Welcome to Glebemount Avenue in the heart of East York! This lovely detached home has been lovingly lived in & improved upon by the same family for many decades. It had a major addition in the mid-80's that greatly increased its size. Charming & in move-in condition, it is suitable for a young family or with its extra large 30 x 153 foot lot it offers great potential to add on or build new. Located on a quiet residential street near so many vast greenspaces & parks, yet it's so close to all necessary amenities. Just a short walk to Michael Garron Hospital or the East York Civic Centre & Farmers Market, an array of restaurants, easy DVP access and more.

Inclusions: Existing Appliances: Fridge, Stove, Washer, Dryer, All Electric Light Fixtures & Ceiling Fans, All Window Coverings, All Built-In Shelving, Broadloom Where Laid & Gas Furnace

Listing Contracted With: HOMELIFE/REALTY ONE LTD. **Ph:** 416-922-5533



256 Monarch Park Ave Toronto Ontario M4J 4S5 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,746.15/2025 For: Sale % Dif: 123 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 6		
Detached Link: N 2-Storey	Fronting On: W Acreage: 22 x 100 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xMain
Dir/Cross St: Monarch Park & Danforth Directions: GPS		

MLS#: E13006102	PIN#: 104130109
Legal: PCL 193-1 SEC M434; LT 193 PL M434 EAST YORK; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Baseboard, Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Sump Pump, Water Heater	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: Situated on a desirable corner lot in the Monarch Park community, this charming 4 bed, 2 bath detached home with hard to come by two car parking is brimming with character and potential to create something truly special! Inside, one will find a traditional yet functional main floor layout with timeless details like stained glass windows and original wood trim. An extra living space on the main floor and the full bathroom make it perfect for a family with young kids or visiting aging parents. The generously-sized bedrooms provide ample space for family living and offers space to grow! Don't need the 4th bedroom? Use it as an office or better yet, combine it with the primary to make amazing primary suite with ensuite & walk-in closet! The unfinished basement offers a blank canvas to create your own space! Outside, the large yard & mature garden offer a place to enjoy warmer evenings and allow for enough room to play. Conveniently located close to the hospital, community centre, library and a short walk to all the Danforth action, TTC, schools and parks! This home has been lovingly enjoyed by the same family for decades making it truly special- come and see why! Open house Sat/Sun 2-4pm. Inclusions: All ELF's, window hardware, stainless steel fridge, dishwasher, stove, range hood, washer & dryer, basement chest freezer (as is) and fridge (as is).					
Listing Contracted With: REAL BROKER ONTARIO LTD. Ph: 888-311-1172					



104 Dewhurst Blvd Toronto Ontario M4J 3J3 Toronto E03 Danforth Toronto Taxes: \$7,193.99/2025 Sold Date: 04/08/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,325,000 List: \$1,099,000 For: Sale % Dif: 121
Detached Link: N 3-Storey	Fronting On: W Acreage: 20 x 118.66 Feet Irreg:	Rms: 6 + 1 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: Jones & Danforth Ave Directions: Jones & Danforth Ave

MLS#: E12967794 **PIN#:** 105350371
Legal: LT 181 PL 417E TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1916 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater,Thermostat 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	24.84	x 9.99	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	24.84	x 9.99	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	11.56	x 15.49	Hardwood Floor	Window	Breakfast Area
4	Prim Bdrm	2nd	10.29	x 13.55	Hardwood Floor	W/O To Balcony	Closet
5	2nd Br	2nd	11.65	x 9.88	Hardwood Floor	Window	
6	3rd Br	2nd	11.38	x 9.91	Hardwood Floor	Window	Closet
7	4th Br	Upper	0	0			
8	Rec	Bsmt	18.08	x 14.8	Broadloom	Window	Pot Lights
9	Utility	Bsmt	17.75	x 15.26	Concrete Floor	Window	

Client Remks: Experience the perfect blend of elegance, charm, and potential of this long standing & much loved family home. From the moment you enter, a spacious, light-filled foyer welcomes you into a home brimming with character and thoughtful design. The exterior presents charming curb appeal, setting the tone for what awaits inside. The main floor offers an open, airy layout with an updated kitchen a few years back featuring a walkout to the back deck-ideal for al fresco dining and summer barbecues. The kitchen wall has been opened to allow natural light to flow throughout the space, complementing the family-sized dining room that effortlessly accommodates large gatherings. The second floor features a renovated bathroom with a luxurious soaker tub adds a touch of indulgence to everyday living. The front bedroom offers a private walkout to a large deck overlooking the street, wall-to-wall closets, and a dedicated work-from-home area-perfect for modern lifestyles. Newer windows throughout most of the home enhance the bright and welcoming ambiance. Upstairs, the third level invites the creation of a spectacular principal bedroom retreat, offering flexibility to design a personal sanctuary as similar homes have already done. The basement has been underpinned to provide generous ceiling height, creating a great play space for children or a versatile family area. Garage access via the laneway adds convenience, while the pergola and back deck provide serene outdoor spaces to relax or entertain under the summer sun. This home perfectly balances move-in readiness with the opportunity to renovate and customize, allowing your creative vision to shine while retaining its inherent charm. Ideally located just steps from the subway and the vibrant shops and long-standing restaurants along the Danforth, 104 Dewhurst Boulevard offers an unmatched combination of location, lifestyle, and timeless appeal-truly a home to make your own.

Inclusions: See Schedule B attached.

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



995 Greenwood Ave			Sold: \$1,540,000
Toronto Ontario M4J 4C7			List: \$1,149,000
Toronto E03 Danforth Village-East York Toronto			
Taxes: \$7,066/2025		For: Sale	% Dif: 134
Sold Date: 05/22/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: E	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	25 x 95 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: GREENWOOD AVE & MORTIMER AVE		Directions: n/a	

MLS#: E13141754 **PIN#:** 104130345
Legal: PT LT 13 PL 2037 TWP OF YORK AS IN CA700671; S/T & T/W CA700671; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance / Walk-Up Fireplace/Stv: Y 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: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: 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	26.41	x 12.6	Hardwood Floor	Combined W/Dining	Gas Fireplace
2	Dining	Main	26.41	x 12.6	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	18.18	x 9.58	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	15.75	x 12.66	Vaulted Ceiling	W/I Closet	Ensuite Bath
5	2nd Br	2nd	11.15	x 8.83	Hardwood Floor	Double Closet	Vaulted Ceiling
6	3rd Br	2nd	11.15	x 8.83	Hardwood Floor	Double Closet	
7	Family	Bsmt	17.85	x 17.16	Concrete Floor	Heated Floor	Combined W/Office
8	Br	Bsmt	9.58	x 8.66	Concrete Floor	Heated Floor	Window
9	Bathroom	Bsmt	9.51	x 8.83	3 Pc Bath	Combined W/Laundry	Tile Floor

Client Remks: Warning: this is not your average Toronto home. High probability of falling in love at first showing. This could be your first home and your forever home at the same time. With over \$250,000 in upgrades, this fully reimagined detached two-storey, four-bedroom home sits on a 25x95-ft lot with legal front pad parking. Have too many shoes? Perfect. The enclosed mudroom was made for real life, with ample space for outerwear and Amazon return packages. And yes, there is also an entry closet. The open-concept main floor features a living room with gas fireplace and custom built-ins for your favourite books, board games, and the things you suddenly hide when guests come over. The dining area comfortably fits an oversized table for big dinners and holidays. A convenient main floor powder room means guests don't need to wander upstairs looking for a bathroom. The kitchen offers extensive storage, functional island seating, and seamless flow throughout. Downstairs, the bright underpinned basement features soaring 9-foot ceilings, polished heated concrete floors, a beautiful full bathroom, functional laundry area, and enough space for a proper family room, home office, gym, or all three. Up the curved staircase, a large skylight fills the second floor with natural light. The split-bedroom layout keeps the secondary bedrooms tucked away from the spacious primary retreat featuring vaulted ceilings, a walk-in closet, and private ensuite bath. Fit your king-sized bed, nightstands, and dressers without feeling cramped. The backyard is the bread and butter of this property. The sun-filled yard practically requires SPF, while the oversized deck and interlock patio create the ultimate setup for gardening, BBQ season, and summer entertaining. There's also a powered shed that could easily double as a workshop. Bonuses? Yes, there's more... hardwood flooring, hidden under-stair storage, 200 amp service, and walking distance to Danforth shopping, restaurants, and Greenwood Subway Station.

Inclusions: All appliances, stainless steal fridge, Stove, microwave, dishwasher, Hood Vent, Basement Fridge, Stacked washer and dryer, all light fixtures, window coverings, backyard shed

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



349 Monarch Park Ave Toronto Ontario M4J 4T4 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,629.56/2026 For: Sale % Dif: 93 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,075,000 List: \$1,159,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 135 Feet Irreg:	Rms: 5 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Mortimer Ave & Coxwell Ave Directions: North of Mortimer Ave

MLS#: E13114968 **PIN#:** 104140332
Legal: LT 9 PL 1722 TWP OF YORK; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1975 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	30.91	x 11.25	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	30.91	x 11.25	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	17.85	x 11.58	Breakfast Area	Walk-Out	Tile Floor
4	Br	2nd	18.08	x 15.26	Large Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	14.6	x 10.83	Closet	Window	Hardwood Floor
6	3rd Br	2nd	14.6	x 11.52	Closet	Window	Hardwood Floor
7	Bathroom	2nd	7.91	x 5.91	4 Pc Bath	Tile Floor	Window
8	Kitchen	Bsmt	26.84	x 17.75	Combined W/Rec	Fireplace	Walk-Out
9	Bathroom	Bsmt	8.43	x 5.09	3 Pc Bath	Tile Floor	

Client Remks: Rare once-in-a-lifetime opportunity to own a home that was custom built and lived in by the original owner since the 1970s! Prime Danforth Village-East York location on a quiet, family-friendly street. This detached 2-storey home boasts 3 large bedrooms, 2 bathrooms, 1+1 kitchens, a front enclosed veranda, built-in garage plus 2 additional parking spaces on a private driveway, and a separate front-facing basement entrance. Large open-concept living and dining area, eat-in kitchen with a main floor walkout to the backyard veranda, plus a basement walkout to the backyard as well. Features include a cold cellar, walk-in laundry closet, and non-operational fireplace in the basement. Large 25 x 135 ft lot with a backyard waiting to be transformed into your own private oasis. Location, location, location! Short walk to Michael Garron Hospital, schools, parks, transit, and all amenities, and only a 5-minute drive to the Don Valley Parkway. Calling all contractors, builders, investors, DIYers, fixer uppers, first-time home buyers or families ready to give this home the love it deserves and make it their own. Huge opportunity awaits, with no other comparable home in the area like it!

Inclusions: All existing appliances: Main floor Fridge and stove. Basement Fireplace Woodburning Insert. Everything is in as is where is condition.

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



371 Strathmore Blvd
Toronto Ontario M4C 1N4
 Toronto E03 Danforth Toronto
Taxes: \$6,274/2025 **For:** Sale **% Dif:** 84
Sold Date: 03/28/2026
SPIS: Yes **Last Status:** SLD **DOM:** 72
Detached **Fronting On:** S **Rms:** 9 + 3
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 26.85 x 101.04 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x3xBsmt, 1x2xMain
 Slightly irreg. 26.85
 101.04, 27.05, 101
Dir/Cross St: Danforth & Coxwell
Directions: 1 Block East of Coxwell ave - 1 Block N of Danforth Ave.

MLS#: E12702238 **PIN#:** 104210493
Legal: PT LT 5 PL 1163 TORONTO (MIDWAY) AS IN EV78414: S/T & TW EV78414; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: Guest Accommodations	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	Living	Main	15.49	x 12.2	Hardwood Floor	Fireplace	French Doors
2	Dining	Main	14.83	x 10.56	Hardwood Floor	French Doors	O/Looks Garden
3	Kitchen	Main	14.01	x 11.15	Linoleum	Eat-In Kitchen	W/O To Garden
4	Prim Bdrm	2nd	17.06	x 10.99	Hardwood Floor	Large Window	Wood Trim
5	2nd Br	2nd	9.51	x 8.27	Hardwood Floor	Wood Trim	W/I Closet
6	3rd Br	2nd	14.34	x 8.27	Hardwood Floor	Large Window	Wood Trim
7	Bathroom	2nd	0	0	4 Pc Bath		
8	Kitchen	Lower	23.62	x 9.68	Tile Floor	Open Concept	Above Grade Window
9	Family	Lower	15.58	x 12.6	Tile Floor	Open Concept	Walk-Up
10	Laundry	Lower	8.53	x 6.66	Tile Floor		
11	Bathroom	Lower	0	0	Tile Floor		
12	Bathroom	Main	0	0	Linoleum	2 Pc Bath	

Client Remks: Enjoy being part of the Danny Community! Amazing opportunity to own your own home just a block north of the Danforth near Coxwell in Toronto. This exceptional 1929 detached well cared for and loved home has been with the same family since 1969. Original trim works and stairs are immaculate original condition. With some updates ie electrical breaker panel, over time, this solid brick 3 bedroom, 3 bath home with "mutual drive" and your own "garage" is ready to move in, enjoy and make it your own! Plan your redecorating to your personal taste and at your leisure! It is rare to find great bones so well cared for. The open concept lower level with secondary kitchen and bathroom has "private entry" with living space that is high and dry with above grade windows and the original tile finishes are quite enjoyable. There are no homes behind your fenced backyard. Just imagine the 'possibilities' regarding a lofty rebuild of the garage! The private backyard is very cool and has a back patio with a garden. Home Inspection is in place and available after showing. Walk the area. Enjoy TTC access, green spaces, restaurants and shops, parks and schools all just minutes walk from your front door.
Inclusions: 2 fridges, 1 electric slide in range, 1 gas slide in range, 2 exhaust hoods, Gas Boiler and Equipment, Window AC units, all window coverings and all Electric Light Fixtures. All inclusions are to be identified as 'as is where is'.
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 905-707-8001

	84 Kings Park Blvd		Sold: \$1,180,000
	Toronto Ontario M4J 2C3		List: \$1,229,000
	Toronto E03 Danforth Village-East York Toronto		
	Taxes: \$6,466/2025	For: Sale	% Dif: 96
Sold Date: 03/18/2026			
SPIS: No		Last Status: SLD	DOM: 34
Detached		Fronting On: N	Rms: 5
Link: N		Acreage:	Bedrooms: 2 + 2
Bungalow-Raised		28 x 140 Feet	Washrooms: 2
		Irreg:	1x4xMain, 1x3xBsmt
Dir/Cross St: Donlands Ave / Mortimer Ave Directions: Donlands Ave / Mortimer Ave			

MLS#: E12787080		PIN#: 104050174	
Legal: PLAN M484 PT LOT 787 PT LOT 788 (See full Legal Description in Schedule C)			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Drive: Mutual	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	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: Family Room, Fireplace/Stove	Retirement:	
Year Built: 1940	Interior Feat: Other	HST Applicable to	Included In
Apx Sqft: 700-1100		Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Concrete		Survey Type:	None
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev:			

Water Body Type: Creek

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.19	x 12.34	
2	Dining	Main	10.79	x 8.3	
3	Family	Main	9.51	x 25.69	
4	Kitchen	Main	8.96	x 9.91	
5	Prim Bdrm	Main	10.2	x 14.7	
6	Br	Main	10.17	x 10.76	
7	Rec	Bsmt	16.04	x 27.76	
8	Br	Bsmt	8.37	x 10.7	
9	Br	Bsmt	9.06	x 12.6	
10	Laundry	Bsmt	10.24	x 9.94	

Client Remks: Welcome home to comfort, convenience, and endless potential! This rare detached raised-bungalow in East York sits on a spacious 29x140 ft lot and features a finished basement, offering incredible flexibility for first-time homebuyers or savvy investors. With 2+2 bedrooms, 2 bathrooms, and a generous family room, this home provides ample space for families or rental opportunities. A main floor addition can easily be converted into an extra bedroom, while the separate side entrance to the basement adds even more possibilities. Additional highlights include a convenient 1-car garage and a prime location near TTC subway, hospitals, parks, schools, and more. Whether you're looking to move in, renovate, or invest, this East York gem offers both comfort and long-term potential. Don't miss out on this incredible opportunity!

Inclusions: white fridge, basement fridge, stove, dishwasher, washer, dryer, lights, window coverings, chest freezer

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-898-1211



99A Memorial Park Ave Toronto Ontario M4J 2K1 Toronto E03 East York Toronto Taxes: \$6,884.81/2025 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,455,000 List: \$1,249,000 For: Sale % Dif: 116
Detached Link: N 2-Storey	Fronting On: S Acreage: 21.9 x 90.12 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x5x2nd, 1x6x2nd	Dir/Cross St: Greenwood and Danforth Directions: Greenwood and Danforth

MLS#: E13175170

PIN#: 104140467

Legal: PART LOT 7 PL 3800 EAST YORK, PART 1 ON PLAN 66R-29410 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Air Exchanger, Central Vacuum, Garburator, Storage Area Lockers, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	7.48	x 13.48	W/O To Garden	Combined W/Dining	Hardwood Floor
2	Dining	Main	9.32	x 9.22	W/O To Deck	Combined W/Family	Hardwood Floor
3	Kitchen	Main	9.25	x 12.73	Breakfast Bar	B/I Appliances	Hardwood Floor
4	Prim Bdrm	2nd	11.61	x 15.58	W/I Closet	5 Pc Ensuite	Hardwood Floor
5	2nd Br	2nd	14.53	x 9.88	Hardwood Floor		
6	3rd Br	2nd	8.99	x 12.04	B/I Closet	Closet Organizers	Skylight
7	Rec	Lower	16.8	x 21.92	3 Pc Bath	B/I Shelves	Hardwood Floor

Client Remks: Welcome to your next chapter. Built in 2018, this 2-storey detached sits just north of the Danforth. With over 2,200 square feet of purpose-built space where the details aren't decorative, they're deliberate. Open-riser stairs with glass railings. Ten-foot main floor ceilings. Wide white oak floors that run wall to wall. Floor-to-ceiling walkout that makes the back deck feel like a fifth room, not a footnote. The kitchen doesn't just photograph well, it lives better. Quartz island, custom cabinetry, top-tier stainless appliances, and a layout that turns weeknight dinners into something worth sitting down for. Surround sound follows you from prep to plate. That's not a feature, that's a vibe shift. Four bathrooms across three floors means a busy family can actually get ready at the same time. The primary ensuite's curbless shower is the kind of thing you notice on day one and appreciate every single day after. One bedroom has been converted into a custom dressing room - skylight, built-in shelving, drawers, hanging systems, the works. Restore it to bedroom three when needed. Keep it if you don't. Outback: gas line, evergreen turf, and no excuses not to be outside. Especially with Dieppe Park right across the street and Memorial Park a short walk away. Danforth is right nearby. DVP when you need to escape. TTC line 2 when you don't want to think about it. Top-rated schools when the time comes. This is the move that will let you grow roots.

Inclusions: INCLUSIONS: Surround-sound speakers throughout, M/Vac central vacuum system, custom-built-in cabinetry throughout, KitchenAid Stainless Steel; French Door Fridge, Gas Stove, Dishwasher, and over-the-range hood. Breville microwave. Amana Washer and dryer. All electric light fixtures and custom window coverings. Central Air Conditioner, KeepRite High Efficiency Gas Furnace, LifeBreath HRV/ERV System, Rinnai Tankless Hot Water Unit.

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



85 Roosevelt Rd			Sold: \$1,352,000
Toronto Ontario M4J 4T8			List: \$1,299,000
Toronto E03 Danforth Toronto			
Taxes: \$6,568.10/2025		For: Sale	% Dif: 104
Sold Date: 03/24/2026			
SPIS: No	Last Status: SLD	DOM: 21	
Detached	Fronting On: E	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
Backsplit 3	33.42 x 102 Feet	Washrooms: 2	
	Irreg:	1x4xGround, 1x5x2nd	
Dir/Cross St: Coxwell/Mortimer Directions: West of Coxwell, North of Mortimer			

MLS#: E12840708

PIN#: 104170008

Legal: Pt Lot 23, Plan 3083, Pt Lot 24

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Primary Bedroom - Main Floor, Water Heater	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	Ground	12.07	x 11.09	Bow Window	Gas Fireplace	Hardwood Floor
2	Dining	Ground	10.79	x 9.38	Window	Swing Doors	Hardwood Floor
3	Kitchen	Ground	11.78	x 7.12	W/O To Yard	Galley Kitchen	Tile Floor
4	Prim Bdrm	Ground	12.2	x 10.66	Closet	4 Pc Ensuite	Hardwood Floor
5	Bathroom	2nd	8.4	x 7.09	5 Pc Bath	Window	Tile Floor
6	Family	Ground	17.88	x 11.19	Fireplace	Window	Laminate
7	2nd Br	2nd	11.81	x 10.33	Window	Closet	Hardwood Floor
8	3rd Br	2nd	12.8	x 8.04	Window	Closet	Hardwood Floor
9	4th Br	2nd	9.51	x 8.2	Window	Closet	Hardwood Floor
10	Rec	Bsmt	18.86	x 10.83	Above Grade Window	B/I Shelves	Wood Floor
11	Laundry	Bsmt	12.7	x 11.09	Above Grade Window	B/I Shelves	Concrete Floor

Client Remks: Love where you live on lively Roosevelt, and make it your own ~ Blending classic charm with modern living this spacious, sun-filled, and full of character, this 4-bedroom home is the perfect family retreat. Step into a warm honey-toned terracotta tile foyer that leads into a bright galley kitchen, flowing effortlessly into the principal-sized dining and living room, complete with a gas fireplace and box bay window that splashes the space in natural light. The main floor primary bedroom boasts its own 4-piece ensuite with elegant black-and-white tile floors. The step-down family room impresses with soaring 9"FT ceilings, a wood-burning fireplace, east-facing double windows, electric baseboard heating units providing extra warmth for cozy winter nights, creates a bright and inviting gathering space. Upstairs, 3/Three generously sized bedrooms each offer ample closet space, complemented by a luxurious 5-piece bathroom with a bidet. The lower level features an additional grand room --- perfect as a guest suite or lounge --- along with separate laundry room and abundant storage, including wall-to-wall sliding walk-in utility closets galore. Enjoy a prime location just steps from parks, the Library, Michael Garron Hospital, Farmers Market (May 13 to Oct 8) sought after RH McGregor School district all with easy access to Danforth shops, eateries, and coffee spots, plus a direct 1-bus ride to the subway. Classic charm, modern comfort, and unbeatable convenience all come together ready to be your forever.

Inclusions: White Fridge, Stove, Built-In Dishwasher, Central Vac (unused and seller does not warrant working), All Window Coverings & Rods, Washer & Dryer, All Electric Light Fixtures, 2 Fireplaces: Gas in Living room, and Wood burning (*) in Family room (* unused and seller does not warrant working) 4/Four Ductless A/C wall units with remotes, Furnace 2010, Roof 2009.

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



21 Queensdale Ave
Toronto Ontario M4J 1Y1
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,976.97/2025 **For:** Sale **% Dif:** 96
Sold Date: 02/02/2026
SPIS: No **Last Status:** SLD **DOM:** 19
Detached **Fronting On:** S **Rms:** 7 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 142 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x2xMain, 1x3xBsmt
 Frnt Lot 19.97X84.06 Rear 23.25X58.60
Dir/Cross St: E Of Greenwood / S Of Sammon **Directions:** E Of Greenwood / S Of Sammon

MLS#: E12696208 **PIN#:** 104130210

Legal: As set out in Schedule C

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: 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	Living	Main	11.35	x 11.45	Hardwood Floor	Pot Lights	Window
2	Dining	Main	10.66	x 11.78	Hardwood Floor	Window	
3	Kitchen	Main	11.58	x 8.33	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	10.53	x 15.06	Hardwood Floor	Closet Organizers	Double Closet
5	2nd Br	2nd	10.6	x 8.37	Hardwood Floor	Closet Organizers	
6	3rd Br	2nd	7.55	x 12.86	Hardwood Floor	Closet Organizers	
7	Den	2nd	5.97	x 8.27	Hardwood Floor	Open Concept	Skylight
8	Rec	Bsmt	15.45	x 16.4	Pot Lights	Open Concept	
9	Utility	Bsmt	7.12	x 7.94	Combined W/Laundry	Laundry Sink	

Client Remks: Fully Renovated 3-bedroom Detached Home steps to the Danforth and located in the highly sought after R.H. McGregor School District! Warm and inviting interior with hardwood floors, freshly painted rooms, pot lights, smart dimmers. Modern kitchen features quartz countertops, pantry storage, and stainless steel appliances, separate dining space - perfect for family meals and entertaining. Main floor powder room adds everyday convenience. Upstairs offers 3 well-sized bedrooms, all with custom closet organizers, and upgraded bathroom including a heated towel rack. And open area with a skylight, ideal for a den or office. The finished lower level provides an ideal family room, play area, or home office, with 8-ft ceilings, underpinning, waterproofing, and a full bathroom with heated floors. Major mechanical updates include tankless water heater, sump pump, sewage ejector, spray foam insulation, updated plumbing and electrical, and a 200-amp panel. This home is situated on a premium lot, enjoy an extended south facing backyard with mature trees, patio, gas BBQ hookup - an ideal space for kids, pets, and outdoor gatherings! Convenient street parking available. A turnkey home in a welcoming neighbourhood close to the subway, local amenities, parks and schools - perfect for growing families.

Inclusions: Existing Stainless Steel Fridge, Stainless Steel Range, Built-In Microwave With Exhaust Fan, Built-In Stainless Steel Dishwasher, Clothes Washer & Dryer, All Window Coverings/Blinds, All Bathroom Mirrors & Towel Racks/holders, All Electric Light Fixtures, Gas Furnace & Equipment, Central Air Conditioner, On Demand Hot Water Heater, Sump Pump, Swing Set, Garden Shed

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



259 Woodmount Ave Toronto Ontario M4C 4A2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,942/2025 For: Sale % Dif: 97 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 22		
Detached Link: N 2-Storey	Fronting On: E Acreage: 25.5 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Woodbine & Cosburn Directions: (North of Danforth) North on Woodbine, west on Mortimer, north on Woodmount.		

MLS#: E13038652 **PIN#:** 104250455
Legal: Lt 216 Pl 1587

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre Exterior Feat: Patio, Porch Enclosed Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.08	x 11	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	10.83	x 11.17	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	16.58	x 10.33	Quartz Counter	Eat-In Kitchen	2 Pc Bath
4	Prim Bdrm	2nd	11.42	x 13.25	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	10.58	x 11.83	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.58	x 10.42	Hardwood Floor	Window	O/Looks Backyard
7	Other	Bsmt	7.42	x 12.42	Laminate	French Doors	3 Pc Bath
8	Family	Bsmt	16.58	x 19.67	Laminate	Electric Fireplace	Wall Sconce Lighting
9	Laundry	Bsmt	8.75	x 6.5			

Client Remks: Step into this home that truly feels like it was made for a lifetime of memories! From the moment you enter, you're welcomed by expansive principal rooms that offer both comfort and elegance, perfect for a growing family and effortless entertaining. This solid, well built home reflects exceptional pride of ownership, showcased in the rich hardwood floors, newer custom oak trimmed windows, and beautifully renovated bathrooms. A separate entrance leads to a full-height finished basement, offering incredible flexibility- ideal for inlaws or the ultimate teen retreat. Upstairs the generous sized rooms are filled with natural light, creating warm and inviting spaces for rest and relaxation. New carpet on stairs and hall (original hardwood under carpet in hall). The neighbourhood is welcoming and established, where neighbours genuinely connect for coffee and backyard BBQ's- it's a true sense of community here. Also included is rare parking for 2 large vehicles and a location that can't be beat- walk to subway or the shops of Danforth plus quick access to the DVP. If you enjoy nature Taylor Creek is nearby as well as Stan Wadlow Park with it's community centre and pool and remember to stop by and visit the local Farmer's market. This isn't just a house- it's the one you've been waiting for! Offers anytime.

Inclusions: Fridge, gas stove, dishwasher, BI microwave, washer & dryer, backyard swing, garden vegetable custom built boxes, all ELF's, window coverings (except middle bedroom). Furnace and A/C 2019, Roof on house and garage 2016, Garage door 2022, all new custom windows main and upper floors 2018, garage is insulated and has power.

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



276 Floyd Ave			Sold: \$1,600,000
Toronto Ontario M4J 2J3			List: \$1,299,000
Toronto E03 Danforth Village-East York Toronto			
Taxes: \$8,916.16/2026		For: Sale	% Dif: 123
Sold Date: 04/15/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Detached	Fronting On: N	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	30 x 107.87 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x6x2nd, 1x3xBsmt	
Dir/Cross St: Donlands Ave & Mortimer Ave			
Directions: From Donlands Ave, take Floyd Ave. The property is on the north side.			

MLS#: E12997298

PIN#: 104060190

Legal: PLAN M484 PT LOT 640 PT LOT 641 M484 E18FT 4 1/2IN 640 W11FT 7 1/2IN 641

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, Central Vacuum	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	Foyer	Main	24.11	x 8.92	Double Doors	Cathedral Ceiling	Mirrored Closet
2	Living	Main	14.07	x 13.02	Hardwood Floor	Pot Lights	Double Doors
3	Dining	Main	11.91	x 13.02	Combined W/Living	Hardwood Floor	Pot Lights
4	Kitchen	Main	18.86	x 9.81	Centre Island	Ceramic Floor	W/O To Deck
5	Family	Main	21.13	x 12.47	Combined W/Kitchen	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	20.73	x 14.24	6 Pc Ensuite	Double Doors	W/I Closet
7	2nd Br	2nd	10.66	x 14.9	Closet	Window	
8	3rd Br	2nd	12.76	x 11.94	Closet	Window	
9	4th Br	2nd	11.02	x 13.16	Closet	Window	
10	Kitchen	Bsmt	18.21	x 22.24	Stainless Steel Appl	Combined W/Living	Above Grade Window
11	Living	Bsmt	18.21	x 22.24	Combined W/Kitchen	Above Grade Window	
12	Laundry	Bsmt	5.31	x 8.96	Laundry Sink	Ceramic Floor	

Client Remks: Welcome to 276 Floyd Ave! Located in the heart of Danforth Village, this classic, extra-large, 4-bedroom, 3.5-bathroom, detached two-storey home offers over 3,000 sq. ft. of total living space, including a finished walk-out basement. Set on a 30 x 107.87 ft lot, this property combines space, comfort, and functionality, and it's an ideal home for growing families. A welcoming entrance features a covered porch with transparent panels, creating a bright space filled with natural light. Step inside through a grand double-door entrance into a stunning & bright 17-ft high foyer featuring a large ceiling-height window, ceramic flooring, a double mirrored closet, and a convenient powder room. Double doors lead to the formal living and dining rooms, complete with hardwood flooring, pot lights, and plenty of natural light. The spacious kitchen offers ceramic flooring, stainless steel appliances, quartz countertops and backsplash, a centre island with breakfast bar, perfect for everyday living and entertaining. A walk-out leads to a covered deck for easy indoor-outdoor flow. The kitchen is combined with a cozy family room featuring a wood-burning fireplace, pot lights, and a large wall-to-wall door to the deck and private backyard. Upstairs, you'll find four generously sized bedrooms and a 4-piece main bathroom. The grand primary suite includes a walk-in closet and a large 6-piece ensuite with a skylight, creating a bright and relaxing retreat. The finished basement with separate walk-out adds exceptional versatility, offering a full kitchen, spacious living area, 3-piece bathroom, and a walk-in closet-ideal for in-laws or extended family. Additional features include under-stairs storage, a laundry room, and direct access to the garage. This home combines generous living space, practical design, and a prime location, an opportunity not to be missed. Move in as is or customize it to suit your personal style!

Inclusions: Main floor: New Frigidaire Electric Range, New Nutone Range Hood, New Hisense Refrigerator, Bosch Dishwasher. Basement: New Frigidaire Refrigerator, New Frigidaire Electric Stove, Range Hood, LG Washer, LG Dryer, All Elf's.

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



4A Holborne Ave Toronto Ontario M4C 2P9 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,462.53/2025 For: Sale % Dif: 96 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,250,000 List: \$1,299,900
Detached Link: N 2-Storey	Fronting On: N Acreage: 22.06 x 100.13 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x4xBsmt, 1x2xMain	Dir/Cross St: Coxwell/Cosburn Directions: Coxwell and O'Connor

MLS#: E12772720 **PIN#:** 104180442
Legal: Plan 2998 Pt Lot 37 Part 1 And 2, City Of Toronto

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, Carpet Free, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.08	x 15.58	Modern Kitchen	Combined W/Family	W/O To Deck
2	Family	Main	16.08	x 15.58	Combined W/Kitchen	Open Concept	Hardwood Floor
3	Laundry	Main	0	0	Access To Garage	Tile Floor	
4	Prim Bdrm	2nd	16.08	x 11.65	4 Pc Ensuite	O/Looks Backyard	Hardwood Floor
5	2nd Br	2nd	16.73	x 10.5	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	13.78	x 9.51	Hardwood Floor	Closet	Large Window
7	Family	Lower	15.75	x 19.49	W/O To Yard	Hardwood Floor	4 Pc Bath
8	4th Br	Lower	7.74	x 7.91	Hardwood Floor	Separate Rm	

Client Remks: Stunning custom-built detached home with built-in garage in prime East York. All newly renovated. Modern kitchen and family room open to a beautifully landscaped backyard with walkout to a deck-ideal for everyday living and entertaining. Hardwood floors throughout. Three generously sized bedrooms on the upper level, including a primary retreat with a spa-like 4-piece ensuite featuring a whirlpool tub, marble floors, and skylight. Three skylights on the second floor flood the home with natural light. Finished lower level with an additional bedroom and separate entrance, offering excellent flexibility. Main floor laundry with direct access to the garage. Exceptional location within walking distance to transit, parks, schools, library, and hospital. A true move-in-ready home-just unpack and enjoy.

Inclusions: Home inspection available. Includes existing fridge, stove, dishwasher, washer/dryer, light fixtures and window coverings. Tankless hot water tank is owned. Backyard turf, new furnace, bathroom vanities, paint, hardwood, lighting and more.

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



2 Lankin Blvd
Toronto Ontario M4J 4W8
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,813.48/2025 **For:** Sale **% Dif:** 104
Sold Date: 04/28/2026
SPIS: No **Last Status:** SLD **DOM:** 1
Detached **Fronting On:** W **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 21.5 x 104.41 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Coxwell & Cosburn
Directions:
 Take Coxwell Ave. north. Turn left on Cosburn Ave.. Take a quick right on Lankin Blvd., house is on the left.

MLS#: E13047640		PIN#: 104170062	
Legal: PT LT 15 PL 3051 EAST YORK AS IN TB214147; T/W TB214147; TORONTO (E YORK) , CITY OF TORONTO			
Kitchens: 1	Exterior: Brick	Zoning: RD	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Drive:	Gas:	Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal	
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply Type:	
A/C: Wall Unit	UFFI:	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Family Room,	Retirement:	
Year Built: 1942	Fireplace/Stove, Hospital, Library, Park,	Under Contract: None	
Yr Built Source: MPAC	Public Transit, School	HST Applicable to Included In	
Apx Sqft: 1100-1500	Exterior Feat: Deck, Porch, Awnings	Sale Price:	
Lot Size Source: GeoWarehouse	Interior Feat: Water Heater Owned, In-	Farm/Agr:	
Roof: Asphalt Shingle	Law Capability	Oth Struct: Garden Shed, Shed	
Foundation: Concrete Block		Survey Type: Available	
Assessment: 2025 POTL:		Spec Desig: Unknown	
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.52	x 14.9	
2	Dining	Main	8.46	x 12.4	
3	Kitchen	Main	9.88	x 12.4	
4	Family	Main	18.34	x 9.15	
5	Prim Bdrm	2nd	11.78	x 11.65	
6	2nd Br	2nd	9.42	x 12.3	
7	3rd Br	2nd	8.56	x 12.3	
8	Bathroom	2nd	6.2	x 6.5	4 Pc Bath
9	Rec	Bsmt	17.32	x 18.8	
10	Bathroom	Bsmt	4.99	x 7.55	4 Pc Bath

Client Remks: A beautifully finished 2-storey brick home on one of the neighbourhood's most welcoming streets. Lovingly cared for, thoughtfully updated, and ready for its next chapter. This neighbourhood situates you and your family close to the library, the East York Tennis Club, Dieppe Park, and the Don Valley trail network: a lifestyle as good as the house itself. Inside, three bedrooms, two full bathrooms, and a fully renovated kitchen set the stage, while a bright family room spills out onto a generous private deck and yard made for long summer evenings. The finished basement with its own separate entrance adds real flexibility as a guest suite, home office, or income potential, depending on what you need. Storage is abundant throughout: two sheds, built-in shelving, attic space, and under-porch access. Major updates are already done including 200 amp electrical panel, A/C, and extensive landscaping and outdoor improvements so you can move in and simply enjoy. Driveway parking plus discounted street permits round out a truly turnkey package in one of East York's most sought-after pockets.

Inclusions: Existing Fridge, Induction Stove, Dishwasher, Built-in Microwave/Hoodrange, Washer, Dryer, Bathroom Mirrors where hung, window coverings, ELFs, 2 garden sheds, Freezer in basement, freestanding wardrobe in primary bedroom

Listing Contracted With: COLDWELL BANKER COMMUNITY PROFESSIONALS **Ph:** 905-522-1110



153 Sammon Ave		Sold: \$1,415,000
Toronto Ontario M4J 1Y9		List: \$1,345,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$6,899.89/2025	For: Sale	% Dif: 105
Sold Date: 01/17/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: S	Rms: 10
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	22 x 123 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Woodycrest / Danforth Directions: Woodycrest / Danforth		

MLS#: E12699872 **PIN#:** 104050623
Legal: PT LT 44 PL 704 TWP OF YORK AS IN CA674093; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O	Drive: Front Yard Parking	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Library, Park, Public Transit, School	Retirement: N
Apx Sqft: 1500-2000	Exterior Feat: Deck	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Built-In Oven, Countertop	Sale Price:
Foundation: Poured Concrete	Range, Floor Drain, Generator - Full, Storage Area Lockers, Sump Pump, Water Heater Owned, Workbench	Farm/Agr:
Assessment: POTL:		Oth Struct: Shed
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.36	x 5.58	Closet	Large Window	Hardwood Floor
2	Living	Main	12.2	x 14.4	Open Concept	Window	Hardwood Floor
3	Dining	Main	15.52	x 9.55	O/Looks Living	Window	Hardwood Floor
4	Kitchen	Main	11.19	x 14.8	Eat-In Kitchen	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	13.12	x 10.07	Bay Window	W/W Closet	Hardwood Floor
6	2nd Br	2nd	11.15	x 8.83	O/Looks Backyard	Window	Broadloom
7	Office	2nd	9.55	x 13.52	Window	Staircase	Hardwood Floor
8	4th Br	3rd	10.43	x 13.52	Window	Ne View	Hardwood Floor
9	Rec	Bsmt	14.99	x 13.78	Above Grade Window	4 Pc Bath	B/I Shelves
10	Workshop	Bsmt	8.89	x 13.42	B/I Shelves	W/O To Yard	

Client Remks: Come see why 153 Sammon Ave is in a league of its own - a large, Detached, South Facing Lot Located Mere Steps from Aldwych Park. Designed for Effortless Modern Living, this home welcomes you with a dedicated Mudroom to keep essentials organized and tucked away. The Main Floor caters perfectly to the rhythm of Family Living, where High Ceilings and Open-Concept Living/Dining Rooms Create an Inviting Space for Entertaining. The Sun-Filled Eat-In Kitchen Boasts Ample Storage and a Fabulous Walkout to a Spacious Deck and a deep backyard Oasis - with its sleek pavers and lush lawn, tailor-made for gardening, play or summer lounging. Upstairs, the Large, Bright Primary Bedroom features Wall-to-Wall closets and a beautiful Bay Window. Need flex space? You'll love the "Evolve-With-You" Bedroom with its hidden gem: a Bonus Upstairs Loft-ideal for a Home Office, teen-age Bedroom, Cozy Lounge, Nursery, Yoga Studio, or Playroom. The possibilities are truly endless. You'll also Love the heated floors in both bathrooms-ensuring a warm, inviting start to every day. The Lower Level offers a Versatile Rec room with Built-ins, a Movie-Projector Set Up and a dedicated Workshop/Studio (complete with ventilation, pegboard, and a workbench with a built-in sink) ready for your next creative project. And, last but certainly not least, the ultimate essentials: a dedicated Home Generator in place and Legal Front Yard Parking. All this, just a short stroll from the Danforth's vibrant cafes (Serrano Bakery, anyone?), shops, restaurants, and the TTC. With every detail meticulously considered and the best of the Danforth at your doorstep, come discover why this is the perfect space to grow, create memories, and simply the best place to call home!

Inclusions: Stainless Steel LG Dishwasher, Gas Stove with Exhaust Fan, Kenmore Fridge/Freezer, Jenn-Air Wall Oven, Brondell Undercounter Water Filtration System (under the Kitchen Sink), Panasonic Microwave Oven, Stacked Maytag Washer/Dryer, Storage Shed in Backyard with Two Shelving Units, Briggs & Stratton Generator, All Window Coverings, All Electric Light Fixtures. White Cabinet in Lower Level Bathroom, Sump Pump installed January 2023. Roof (2025). Please note: Front Yard Parking (Deeded). Alarm System - includes three Motion Detectors (Connection and Activation Charges are extra).

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



86 Barker Ave Toronto Ontario M4C 2N6 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,866.80/2025 For: Sale % Dif: 99 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,363,000 List: \$1,375,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 134 Feet Irreg:	Rms: 9 Bedrooms: 3 + 2 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xBsmt	Dir/Cross St: Woodbine Ave & Mortimer Ave Directions: Woodbine Ave & Mortimer Ave

MLS#: E13224790 **PIN#:** 104250277
Legal: Plan 1587 Lot 226PT LT 225 PL 1587 TWP OF YORK AS IN TB758992; S/T & T/W TB758992; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance / Full Fireplace/Stv: Y 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: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Exterior Feat: Porch Enclosed Interior Feat: Carpet Free, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.73	x 11.15	Fireplace	Pot Lights	Bay Window
2	Dining	Main	13.16	x 9.94	Pot Lights	Open Concept	Combined W/Living
3	Kitchen	Main	16.73	x 10.17	Stainless Steel Appl	Pot Lights	W/O To Deck
4	Prim Bdrm	2nd	14.93	x 11.09	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.93	x 9.94	Hardwood Floor	Window	
6	3rd Br	2nd	11.42	x 10.07	Hardwood Floor	Window	
7	Rec	Bsmt	15.91	x 4.07	Laminate	Window	
8	Workshop	Bsmt	15.91	x 4.07	Laminate		

Client Remks: Welcome to 86 Barker Avenue - a charming, fully detached 3-bedroom home in a warm, family-friendly neighbourhood where neighbours stay for years and community truly matters. Bright, south-facing and filled with natural light, this inviting home offers the perfect blend of comfort, functionality, and lifestyle. The spacious open-concept living and dining area is ideal for everyday family living and entertaining alike. A renovated kitchen with walk-out to the deck and dining space makes hosting easy, while the private backyard offers a peaceful retreat for kids, pets, gardening, or summer gatherings. Generous-sized bedrooms provide plenty of room for growing families, guests, home offices, or multi-generational living. For investors, much of the work has already been done - making this a turnkey opportunity ready to rent or enjoy immediately. Parking is effortless with space for 2 vehicles, including a garage and an extra-wide driveway that easily accommodates larger vehicles. Set beside green space and close to some of the area's most loved outdoor amenities, you can walk to local parks, explore the nature trails of Taylor Creek Park, or bike to the Beach and boardwalk for weekend strolls by the water. Excellent schools including GH McGregor and Cosburn Middle School add to the appeal for families looking to settle into a welcoming community. Commuting is convenient with Woodbine Subway just a 13-minute walk away, or a short bus ride when needed. A truly special home that has been loved and cared for - warm, welcoming, and ready for its next chapter.

Inclusions: See Schedule B attached.

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



202 Queensdale Ave Toronto Ontario M4C 2A9 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,082.55/2025 For: Sale Sold Date: 03/22/2026 SPIS: No Last Status: SLD DOM: 33		Sold: \$1,250,000 List: \$1,390,000 % Dif: 90
Detached Link: N 2-Storey	Fronting On: N Acreage: 24.75 x 103 Feet Irreg:	Rms: 11 + 2 Bedrooms: 3 + 2 Washrooms: 5 1x2xMain, 1x3x2nd, 1x3x2nd, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Oconnor/Coxwell/Queensdale Directions: North of Queensdale and West of Woodington Ave		

MLS#: E12797080	PIN#: 104200606
Legal: PT LT 7 PL 297 TWP OF YORK AS IN EY200006; S/T & T/W EY200006; TORONTO (E YORK) , CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2025 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Other / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Built-In Oven	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 Year: 2025 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Quiet Danforth Village-East York, Fully Renovated First & Second Floors With Modern Finishes, Rare Desirable Approx. 10ft Main floor, 8ft Second Floor, Thoughtful Family-oriented Layout, Three Spacious Bedrooms On Second Floors, Each With Its own Ensuite Bathrooms, Five Bathrooms In Total, Ideal For Large Or Multi-Generational Families, Rough-ins For Two Laundry Areas, Two Electrical Panels, Skylight In Stairs, Excellent And Suitable For A Variety of Living Arrangements Use, Roof (2025), Furnace (2025), HWT (Rental), Central A/C, Prime location, Surrounded By Detached Homes With Strong Owner-Occupancy, Walking Distance To Coxwell Subway Station, Michael Garron Hospital, Public Library, East York Civic Centre, Parks & Community Amenities. Close To Public Schools And Local Shops, Offering Excellent Transit Access While Maintaining A Greatful Neighbourhood. Inclusions: One Set Of Washer & Dryer, Stove, Range Hood, Refrigerator, Dishwasher, All Light Fixtures, All Bathroom Mirrors. Listing Contracted With: EASTIDE REALTY Ph: 905-477-1818					



8 Fairside Ave Toronto Ontario M4C 3G9 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,449,888 List: \$1,399,000
Taxes: \$7,163.82/2025	For: Sale	% Dif: 104
Sold Date: 04/01/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: W	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	33.83 x 105 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd
Dir/Cross St: Coxwell Ave & Mortimer Ave Directions: Coxwell Ave & Mortimer Ave		

MLS#: E12909166 **PIN#:** 104170185
Legal: PT LT 122 PL 2984 EAST YORK; PT LT 123 PL 2984 EAST YORK; PT LT 124 PL 2984 EAST YORK; PT LT 125 PL 2984 EAST YORK AS IN CA480258; T/W & S/T CA480258; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1942 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.52	x 14.52	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	10.99	x 9.04	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	8.71	x 11.02	Tile Floor	Centre Island	Breakfast Bar
4	Family	Main	16.93	x 12.78	Hardwood Floor	Ceiling Fan	Window
5	Sunroom	Main	9.99	x 6.94	Hardwood Floor	Picture Window	Pot Lights
6	Prim Bdrm	2nd	12.78	x 16.85	Hardwood Floor	W/I Closet	Ensuite Bath
7	Den	2nd	10.02	x 8.04	Hardwood Floor	Combined w/Primary	Window
8	2nd Br	2nd	11.43	x 10.52	Broadloom	Window	Large Closet
9	3rd Br	2nd	9.37	x 10.15	Broadloom	Window	Large Closet
10	Laundry	Bsmt	0	0			
11	Rec	Bsmt	17.31	x 12.71	Broadloom	Window	Pot Lights
12	Other	Bsmt	0	0	B/I Shelves		
13	Cold/Cant	Bsmt	0	0	B/I Shelves		

Client Remks: Welcome to 8 Fairside Ave - a beautifully renovated family home in one of East York's most desirable pockets, just steps to the subway and moments to everything that makes this community so loved. Thoughtfully updated with family living in mind, this home blends modern function with timeless charm. The renovated kitchen features a breakfast bar overlooking a generous sized dining room - perfect for casual mornings and lively dinners alike. Bright, open living spaces are anchored by a cozy wood-burning fireplace with stunning leaded glass details, preserving the warmth and character that make this home truly inviting. Upstairs offers three generous bedrooms and two full bathrooms. The principal retreat is a true sanctuary, complete with a walk-in closet, a European spa-inspired ensuite with skylight, and a private sunroom - ideal as a TV lounge or peaceful end-of-day escape. The additional bedrooms are impressively sized, each with double closets and ample space for desks, hobbies, and growing families. The main floor family room provides even more flexibility, featuring a charming sunroom/reading nook that also makes an exceptional work-from-home space. A convenient main-floor powder room and smart storage solutions throughout reflect the thoughtful design tailored to busy family life. The lower level offers a large recreation room or optional fourth bedroom, complemented by incredible storage options rarely found. Unbeatable location: a few minute walk to the subway, close to the upcoming Ontario Line, and easy access to the Don Valley Parkway for seamless commuting. Enjoy nearby parks and ravine trails, stroll the boardwalk at The Beach, and take advantage of quick downtown access. Walk to local shops and the beloved East York Farmers' Market - a true community gem. A rare opportunity to own a warm, character-filled home in a location that offers the very best of city living and neighbourhood charm.

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



274 Wolverleigh Blvd
Toronto Ontario M4C 1S4
 Toronto E03 Danforth Toronto
Taxes: \$6,515/2025 **For:** Sale **% Dif:** 110
Sold Date: 04/27/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Fronting On: N **Rms:** 8 + 2
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 25.42 x 122 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xln Betwn
Dir/Cross St: Coxwell and Danforth **Directions:** north on Danforth Ave and East of Coxwell

MLS#: E13021388 **PIN#:** 104220126
Legal: PT LT 93 PL 571E TORONTO AS IN CT737319, T/W & S/T CT737319; S/T EXECUTION 90-005457, IF ENFORCEABLE; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Fam/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Capability, Storage	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	Ground	14.24	x 11.58	Hardwood Floor	O/Looks Frontyard
2	Dining	Ground	14.24	x 10.33	Hardwood Floor	Plate Rail Combined W/Kitchen
3	Kitchen	Ground	14.17	x 8.53	Renovated	Centre Island Ceramic Floor
4	Family	Ground	22.74	x 15.12	Hardwood Floor	Skylight French Doors
5	Rec	Bsmt	18.93	x 12.5	Pot Lights	Above Grade Window
6	Prim Bdrm	2nd	17.52	x 8.99	Hardwood Floor	O/Looks Frontyard Closet
7	2nd Br	2nd	14.57	x 10.27	Hardwood Floor	Closet O/Looks Frontyard
8	3rd Br	2nd	12.47	x 9.02	Hardwood Floor	Closet O/Looks Backyard
9	4th Br	2nd	9.12	x 10.2	Hardwood Floor	Closet O/Looks Backyard

Client Remks: Welcome to 274 Wolverleigh Blvd, a home filled with heart, history, and a lifetime of memories. Proudly owned by the same family since 1985, this cherished residence has been the backdrop to decades of milestones and everyday moments, and is now ready for its next chapter. The welcoming front porch invites you to slow down and enjoy the day. Inside, you'll find four generous bedrooms and a thoughtfully renovated kitchen, the true heart of the home. At the rear, an expansive family room addition offers incredible living space, filled with light and designed for both everyday comfort and entertaining. French doors open to a large deck and deep backyard, creating an effortless indoor-outdoor flow. The lower level adds valuable flexibility with a bonus guest suite or rec room, perfect for visitors, teens, or a private retreat. Throughout the home, warmth and character are ever-present, the kind of soul that can't be recreated. Ideally located in a vibrant, family-friendly and highly walkable neighbourhood, you're just steps to excellent schools, parks, local shops, and daily amenities, with easy access to the subway for a seamless downtown commute. More than just a house, 274 Wolverleigh Blvd is a deeply loved home... ready for its next chapter.

Inclusions: fridge, stove, microwave range hood, dishwasher, clothes washer & dryer, shed, all electric light fixtures, hot water heater, existing window coverings.

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



313 Monarch Park Ave
Toronto Ontario M4J 4T2
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,798.93/2025 **For:** Sale **% Dif:** 94
Sold Date: 05/24/2026
SPIS: No **Last Status:** SLD **DOM:** 52
Detached **Fronting On:** E **Rms:** 7 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 25 x 95 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Mortimer Ave / Coxwell Ave **Directions:** South of Mortimer Ave

MLS#: E12950492 **PIN#:** 104200198
Legal: PT LT 22 PL 2013 TWP OF YORK AS IN TB1729; S/T & T/W TB1729; TORONTO (E YORK)

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 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:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking, Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 12.43	Large Window	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	14.6	x 9.28	French Doors	Hardwood Floor	Wood Trim
3	Kitchen	Main	14.47	x 8.66	Modern Kitchen	Stainless Steel Appl	Custom Backsplash
4	Family	Main	10.99	x 12.8	Large Window	Separate Rm	W/O To Yard
5	Prim Bdrm	2nd	10.37	x 14.07	Large Window	W/I Closet	Hardwood Floor
6	2nd Br	2nd	11.98	x 9.28	Large Window	Closet	Hardwood Floor
7	3rd Br	2nd	12.04	x 9.25	Large Window	Closet	Hardwood Floor
8	Rec	Lower	19.62	x 18.21	3 Pc Ensuite	Broadloom	Pot Lights
9	4th Br	Lower	10.63	x 8.89	Broadloom	B/I Closet	Above Grade Window

Client Remks: Welcome To 313 Monarch Park Ave! Set On A Quiet, Tree-Lined Street In One Of East York's Most Family-Friendly Neighbourhoods, This Detached Home Offers Up Loads Of Space And A Warm, Inviting Layout Featuring Generous Principal Rooms, Beautiful Hardwood Floors Throughout, And A Seamlessly Integrated Rear Addition. The Main Floor Is Built For Real Everyday Living; A Large, Light-Filled Living Room Flows Into A Formal Dining Room And A Renovated Kitchen With Ample Storage, With A Bonus Family Room Or Breakfast Nook Overlooking The Backyard. Outside, A Private Fenced-In Backyard With Deck And All-Season Lawn Offers A Rare Urban Retreat, With Access To Additional Storage In The Detached Garage. Parking Is Well Covered: A Licensed Front Yard Spot Plus Additional Parking At The Rear. The Second Floor Includes A Large Primary Bedroom With A Walk-In Closet, And 2 Additional Bedrooms With Closets. The Fully Finished Basement Has A Large Rec Room That Is An Ideal Space For A Kids Play Area, A Bonus Bedroom/Office/Den And An Additional Bathroom. Located Within A Short Walk To Several TTC Routes Including Greenwood Subway Station, And A Convenient 5 Minute Drive To The DVP. Great Schools (Including Full French Immersion), Day Care Facilities, Local Cafes, Restaurants, Shops, Michael Garron Hospital, Library and East York City Hall, And Everyday Amenities All Within Walking Distance. Enjoy The Benefits Of A Well-Established Neighbourhood Known For Its Strong Sense Of Community And Abundant Green Spaces, Including Monarch Park And Surrounding Recreational Facilities That Provide Outdoor Enjoyment Year-Round, From Sports Fields To Walking Trails.

Inclusions: Stainless Steel (Refrigerator, Stove, Microwave with Hood Fan, Dishwasher), Washer and Dryer, All Window Coverings, All Electric Light Fixtures, Central Air Conditioner and Gas Burning Furnace.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



98 Woodmount Ave Toronto Ontario M4C 3Y2 Toronto E03 Danforth Toronto Taxes: \$5,445/2025 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$1,390,000 List: \$1,448,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt Dir/Cross St: Danforth/Woodbine Directions: Danforth/Woodbine	

MLS#: E13212072 **PIN#:** 104230043
Legal: PT LT 122 PL 2170 TORONTO (DAVIS HARRIS ANNEX) AS IN CA558550, S/T & T/W CA558550; TORONTO, 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: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 10.17	Hardwood Floor	Fireplace	Window
2	Dining	Main	12.4	x 8.86	Hardwood Floor	Pot Lights	Window
3	Kitchen	Main	13.45	x 10.17	Hardwood Floor	Centre Island	Window
4	Prim Bdrm	2nd	14.11	x 13.78	Hardwood Floor	Closet	Window
5	2nd Br	2nd	12.47	x 9.19	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.83	x 9.19	Hardwood Floor	Closet	Window
7	Living	Bsmt	17.72	x 13.45	Modern Kitchen	Laminate	Pot Lights
8	Den	Bsmt	0	0	Pot Lights	Laminate	

Client Remks: Beautifully updated detached home in the heart of the Danforth set on a desirable corner lot and offering a perfect blend of style comfort and modern upgrades. This 3+1 bedroom 3 bath residence features a bright well-designed layout along with a fully finished basement with separate entrance ideal for in-law or private living space. The contemporary kitchen is equipped with a sleek center island quartz countertops designer backsplash and new appliances. Notable upgrades include a newly built detached garage with 100-amp panel (EV charger ready) upgraded 200-amp electrical service updated HVAC ducting engineered hardwood flooring on main and upper levels and pot lights throughout. Additional highlights include two sets of washer and dryer for added convenience a stylish slab-stone fireplace in the living area and a spacious approx. 300 sq. ft. deck perfect for outdoor entertaining. Situated in a family-friendly neighbourhood close to schools parks shopping and the vibrant Danforth with easy access to public transit for effortless commuting.

Inclusions: Front Door Keypad, Main Floor Kitchen Stainless Steel Appliances: Fridge, Fan Range Hood, Stove ,Dishwasher, Microwave. 2nd floor: Washer and Dryer. Basement: Fridge, Dishwasher, Washer and Dryer. All Electrical Light Fixtures. Garage Door Opener.

Listing Contracted With: ZOLO REALTY **Ph:** 416-898-8932

	22 Kimbourne Ave Toronto Ontario M4J 4J2 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,334.34/2025 For: Sale % Dif: 98 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 15		Sold: \$1,415,000 List: \$1,449,000
	Detached Link: N 2-Storey	Fronting On: W Acreage: 20 x 95 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Kimbourne Ave / Sammon Ave Directions: Hey Google, take me to 22 Kimbourne Ave			

MLS#: E13207886		PIN#: 104130437			
Legal: LT 77 PL 2037 TWP OF YORK ; S/T & T/W EY232585; TORONTO (E YORK) , CITY OF TORONTO					
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1915 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School 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	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Detached, 3 bedrooms, 4 bathrooms, a quiet family friendly side street with a beautiful backyard and a high basement with natural light and a separate walkout. Welcome to 22 Kimbourne Ave - yours for the taking with offers anytime. The main floor features a bright and expansive living and dining space designed for both effortless entertaining and everyday life. Toward the rear of the home, the oversized kitchen becomes the true heart of the house - a chef's delight with abundant prep space, room for island seating, and a separate eat-in area where quick morning coffees somehow turn into long conversations. Thoughtfully designed for real living, the home also offers four bathrooms, including the coveted main floor powder room. Upstairs, you'll find three bright bedrooms alongside a functional family bathroom, while the king-sized primary retreat offers the kind of comfort rarely found in homes of this style, complete with its own private ensuite. The lower level continues the theme of generous proportions with high ceilings, a sprawling recreation space perfect for movie nights, watching the game, or hosting friends, plus the added bonus of a separate walkout. But it's the backyard that truly leaves a lasting impression. Framed by mature landscaping that takes years to cultivate, the rear garden feels private, peaceful, and beautifully established. With a large deck made for summer dinners, morning coffees, and lazy afternoons in the sun, this backyard quietly becomes the place everyone naturally gathers. And what makes 22 Kimbourne even more special is what's increasingly hard to find: a detached home on one of the East End's most charming and tightly held streets. Short, quiet, and deeply loved by the people who live there, Kimbourne is the kind of street where homes rarely change hands - and once you arrive, it's easy to understand why.					
Inclusions: All Existing Appliances: Fridge, Stove, Dishwasher, Over the Range Exhaust, Clothes Washer, Clothes Dryer, Kitchen Island, All Existing Electric Light Fixtures, All Existing Window Coverings					
Listing Contracted With: REAL ESTATE HOMEWARD Ph: 416-698-2090					



274 Gowan Ave
Toronto Ontario M4J 2K6
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,912.04/2025 **For:** Sale **% Dif:** 97
Sold Date: 02/15/2026
SPIS: No **Last Status:** SLD **DOM:** 20
Fronting On: W **Rms:** 6 + 2
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 30 x 70 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x3xBsmt
Dir/Cross St: Donlands Ave & Cosburn Ave
Directions: Drive east on Gowan Ave , property is on your left.

MLS#: E12729542 **PIN#:** 104060175
Legal: PLAN M39 PT LOTS 167, 168 66R14759 PTS 4, 9, 14

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Hospital, Park, Public Transit, School Interior Feat: Central Vacuum	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	12.3	x 15.19	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	11.45	x 8.66	Combined W/Living	Combined W/Kitchen	Overlook Patio
3	Kitchen	Main	11.45	x 15.78	W/O To Patio	Breakfast Area	Stainless Steel Appl
4	Prim Bdrm	2nd	12.57	x 14.83	Hardwood Floor	Large Closet	Double Closet
5	2nd Br	2nd	10.86	x 12.11	Hardwood Floor	Closet	Overlook Patio
6	3rd Br	2nd	7.61	x 10.2	Hardwood Floor	Closet	Overlook Patio
7	Rec	Bsmt	23.75	x 12.53	Pot Lights	Combined W/Laundry	Access To Garage
8	Bathroom	Bsmt	5.18	x 11.45	3 Pc Bath	Above Grade Window	

Client Remks: Welcome To This Beautifully Renovated 3 Bedrooms, 2 Bathrooms, Detached 2-Storey Family Home, Perfectly Situated In The Coveted Pape Village. It Features High Ceilings, Including In The Fully Finished Basement, A Built-In Garage With A Fully Motorized Smart Garage Door, And Parking For Two More Cars In The Private Driveway. The Main Floor Offers A Thoughtfully Designed Layout With A Spacious Foyer With A Custom Closet, A Large Living Room, A Separate Dining Area, Beautiful Ebony Hardwood Floors And Pot Lights Throughout. The Gourmet Kitchen Includes A Breakfast Bar, Upgraded Stainless Steel Appliances, Custom Cabinetry To The Ceiling Which Includes A Large Pantry With An Integrated Spice Rack, Calcutta Porcelain Countertops & Backsplash With Custom Wine Cabinet, Ceramic Floors, And A Walk-Out To The Patio. The Upper Level Features A Skylight In The Hallway That Bathes The Space With Natural Light And Has Three Sizeable Bedrooms, Each With Its Closet, A 5-Piece Bathroom, And The Same Ebony Hardwood Flooring From The Main Floor. The Master Bedroom Has A Large Custom Closet And An Additional Double Closet For Ample Storage Space. The Fully Finished Basement Offers A Rec Room With A 3-Piece Bathroom, Laundry, Storage Room, And Access To The Garage. Enjoy The Outdoors In The Private And Fenced Large Patio With Professionally Custom Landscaping With Border And Florals. Don't Miss This Exclusive Opportunity To Own This Light-Filled Family Home In A Prime Location With Close Proximity To Schools, Parks, Walking Distance To The Vibrant Danforth For Shopping And Restaurants. Quick Access To DVP And A Short TTC Ride To Downtown. A Must See!

Inclusions: LG Electric Range, Ancona Range Hood, Fisher & Paykel Fridge, Samsung Dishwasher (2024), LG Washer, LG Dryer, All Elfs' EXTRAS: New Roof(2024), New Custom Stone Flr & Custom Iron Railings In Porch (2024), Freshly Painted, Pella Windows (2018), Furnace & AC(2018), Hunter Douglas Silhouette Blinds, New Pot lights & Chandelier In Dining, Central Vacuum(No Equipment).

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



311 Westwood Ave Toronto Ontario M4J 2H8 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,515,000 List: \$1,498,000
Taxes: \$6,749.07/2026	For: Sale	% Dif: 101
Sold Date: 03/06/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: S	Rms: 8 + 4
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	33.37 x 98.93 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Donlands Directions: Follow your GPS		

MLS#: E12820866 **PIN#:** 104050061
Legal: Plan M484 Lot 717 Part Lot 716

Kitchens: 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Hot Tub Interior Feat: In-Law Suite, Water Heater Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater, Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 14.07	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	10.01	x 10.07	Hardwood Floor	B/I Shelves	Window
3	Kitchen	Main	14.67	x 10.07	Ceramic Floor	Updated	Breakfast Bar
4	Family	Main	18.67	x 20.34	Hardwood Floor	Fireplace	B/I Bar
5	Prim Bdrm	2nd	16.57	x 10.6	Hardwood Floor	O/Looks Backyard	Large Closet
6	2nd Br	2nd	12.99	x 10.33	Hardwood Floor	Window	Double Closet
7	3rd Br	2nd	13.32	x 9.42	Hardwood Floor	B/I Vanity	Double Closet
8	4th Br	2nd	10.01	x 11.42	Hardwood Floor	Closet	Window
9	Kitchen	Bsmt	8.01	x 5.68	Laminate	Updated	Breakfast Bar
10	Living	Bsmt	21.49	x 10.6	Laminate	B/I Shelves	Combined W/Dining
11	Br	Bsmt	7.68	x 14.01	Laminate	Double Closet	
12	Sitting	Bsmt	10.43	x 8.6	Laminate	Above Grade Window	
13	Laundry	Bsmt	27.43	x 8.6	Above Grade Window	Concrete Floor	
14	Cold/Cant	Bsmt	4.66	x 6	Concrete Floor		

Client Remks: This Westwood Oasis is perfect situated on a quiet, tree-lined street in the heart of East York. Fabulous 4+1 bedroom, 3 bathroom detached home offers the ultimate blend of lifestyle space, and income potential. The main floor welcomes you with a classic layout featuring an updated kitchen with a breakfast bar that flows into a formal dining room-ideal for family gatherings. Relax in the inviting living area, anchored by a traditional wood-burning fireplace. The true show stopper of the residence is the expansive, sun-drenched family room; walk-out to a entertainer's backyard retreat. The oversized deck is a host's dream, fully equipped with a hot tub, custom bar, built-in bar fridge, and ddicated wiring for an outdoor TV. Upstairs, the home features four bedrooms, including a large primary suite. The property's versatility is unmatched, boasting a separate side entrance to a fully finished 1-bedroom in-law suite with an updated kitchen, 4-piece bath, and spacious living/dining area. Located within walking distance to top-rated schools, like Westwood Middle School and East York CI, and just minutes from the vibrant shops and subway access of the Danforth, this home is a rare find in one of Toronto's most beloved communities. Complete with an attached garage, private tandem driveway, this home is truly move-in ready.

Inclusions: Stainless steel existing: fridge, stove, B/I microwave, B/I dishwasher. Washer & dryer, all Elf's, all window coverings, carpet where attached (2026), hot tub on deck, outside bar fridge, outside TV, Nepolean BBQ, white cabinets in family room, all built-ins. Basement fridge, stove, freezer in pantry.

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



90 Leroy Ave Toronto Ontario M4J 4G8 Toronto E03 Danforth Village-East York Toronto			Sold: \$1,550,000 List: \$1,499,000
Taxes: \$7,043.17/2025		For: Sale	% Dif: 103
Sold Date: 03/15/2026			
SPIS: No	Last Status: SLD	DOM: 12	
Detached	Fronting On: W	Rms: 7 + 5	
Link: N	Acreage:	Bedrooms: 3 + 3	
2-Storey	27.7 x 100 Feet	Washrooms: 5	
	Irreg:	1x4x2nd, 1x3x2nd, 1x4xMain,	
		1x4xBsmt, 1x3xSub-Bsmt	
Dir/Cross St: Greenwood/Dieppe Park/O'Connor			
Directions: Greenwood/Dieppe Park/O'Connor			

MLS#: E12838260	PIN#: 104140098
Legal: Plan 2037 Pt Lt 225	

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Water Heater, Storage, Separate Hydro Meter, Separate Heating Controls, Accessory Apartment	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 10.01	Hardwood Floor	Open Concept	B/I Bookcase
2	Dining	Main	9.32	x 11.42	Tile Floor	Walk Through	Open Concept
3	Kitchen	Main	24.67	x 8.01	Tile Floor	Galley Kitchen	Stainless Steel Appl
4	Family	Main	20.24	x 18.41	Hardwood Floor	Gas Fireplace	Above Grade Window
5	Prim Bdrm	2nd	16.4	x 19	Broadloom	Ensuite Bath	W/O To Balcony
6	2nd Br	2nd	14.01	x 19	Broadloom	Double Closet	O/Looks Park
7	3rd Br	2nd	12.5	x 14.6	Broadloom	Large Closet	O/Looks Frontyard
8	Living	Bsmt	19.32	x 17.65			
9	Dining	Bsmt	15.42	x 8.99			
10	Kitchen	Bsmt	9.09	x 9.32	Tile Floor		
11	Br	Bsmt	14.01	x 8.99	Hardwood Floor	4 Pc Ensuite	Window
12	2nd Br	Bsmt	12.99	x 8.01	Hardwood Floor	Large Closet	Window
13	Br	Sub-Bsmt	12.6	x 14.34	Laminate	Closet	3 Pc Ensuite

Client Remks: Welcome to Beautiful Leroy Avenue! This spacious detached home offers approximately 3,700 sq. ft. of total living space across four levels. The main and second floors provide about 2,300 sq. ft., complemented by a three-bedroom accessory apartment on the basement and sub-basement levels, adding an additional 1,400 sq. ft. of versatile living space. Previously configured as a multi-unit dwelling, the property was thoughtfully redesigned to feature a primary residence spanning the upper two levels, offering 3 bedrooms and 3 bathrooms, along with a separate lower-level apartment that includes 3 bedrooms, 2 bathrooms, and a private entrance ideal for extended family or rental income potential. The home is bright, spacious, and well-maintained, showcasing large principal rooms, modern upgrades, and functional layouts throughout both units. Situated in a highly sought-after, family-friendly neighborhood, it sits directly across from Dieppe Park and is just steps to schools, hospitals, public transit, restaurants, cafes, shops, and all essential amenities.

Inclusions: Stainless Steel Appliance: Fridge, Stove, Dishwasher, Microwave. BSMT: Fridge, Oven, Dishwasher and Microwave. Washer & Dryer.

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



814 Coxwell Ave Toronto Ontario M4C 3E6 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,742/2025 For: Sale % Dif: 95 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$1,420,000 List: \$1,499,999
Detached Link: N 2-Storey	Fronting On: W Acreage: 28.37 x 108 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 2 Washrooms: 4 1x2xMain, 1x4xUpper, 1x3xUpper, 1x3xBsmt	Dir/Cross St: Danforth & Coxwell Directions: Danforth East To Coxwell North

MLS#: E13147296 **PIN#:** 104200433
Legal: LT 246 PL 2380 TWP OF YORK; PT LT 245 PL 2380 TWP OF YORK AS IN TB902321; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant, Water / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete Block, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room Interior Feat: Central Vacuum, In-Law Suite, Water Heater Owned	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 Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.99	x 12.89	Hardwood Floor
2	Kitchen	Main	17.95	x 15.32	Hardwood Floor Combined W/Dining Quartz Counter
3	Family	Main	17.72	x 13.12	Hardwood Floor
4	Br	Upper	17.98	x 14.57	3 Pc Ensuite Heated Floor
5	2nd Br	Upper	13.12	x 10.79	
6	3rd Br	Upper	12.2	x 9.35	
7	Laundry	Upper	10.79	x 12.96	
8	Br	Bsmt	16.47	x 9.94	Heated Floor
9	2nd Br	Bsmt	12.8	x 10.99	Heated Floor
10	Kitchen	Bsmt	13.22	x 8.89	Heated Floor Combined W/Laundry
11	Living	Bsmt	13.22	x 8.01	Heated Floor

Client Remks: Professionally renovated in 2019 and designed for modern living with exceptional versatility. This detached home features 3 spacious bedrooms on the upper level and a fully self-contained 2-bedroom in-law suite on the lower level with a separate entrance, perfect for extended family. Enjoy heated floors in both the in-law suite and the master bathroom, adding a touch of everyday luxury. The open-concept main floor showcases elegant hardwood flooring throughout, creating a warm and seamless flow ideal for entertaining and family life. Step out from the family room to a fully fenced backyard complete with stone patio and shed for extra storage. This area-is perfect for relaxing or hosting gatherings. Conveniently located within a short walk to the hospital, subway, and shopping, this home offers the perfect blend of comfort, style, and accessibility. Private driveway with parking for 2 cars. A rare opportunity you don't want to miss.

Inclusions: Main- S/S, Stove, Fridge, Dishwasher Upper- S/S Washer/ Dryer Basement - S/S Fridge, Stove, Microwave, Combo Washer/ Dryer Backyard- Shed , 2 Televisions wall mounted

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-565-9200



133 Langford Ave Toronto Ontario M4J 3E5 Toronto E03 Danforth Toronto Taxes: \$6,875.10/2026 Sold Date: 05/07/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,650,000 List: \$1,529,000 For: Sale % Dif: 108
Detached Link: N 2-Storey	Fronting On: E Acreage: 20.5 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Pape & Danforth Directions: North of Danforth

MLS#: E13063388 **PIN#:** 105350343
Legal: PT LT 38 PL 1059 TORONTO (MIDWAY) AS IN CT521639; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles, Membrane Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump, Auto Garage Door Remote	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	15.32	x 10.01	Open Concept	Combined W/Dining	Hardwood Floor
2	Dining	Main	12.34	x 11.32	Combined W/Living	Hardwood Floor	Bay Window
3	Kitchen	Main	19.65	x 11.25	Renovated	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	15.32	x 12.07	Hardwood Floor	Double Closet	Bay Window
5	2nd Br	2nd	13.68	x 11.42	Hardwood Floor	Hardwood Floor	
6	3rd Br	2nd	10.6	x 10.01	Hardwood Floor	Double Closet	O/Looks Backyard
7	Rec	Bsmt	17.32	x 14.01	4 Pc Bath		
8	Laundry	Bsmt	12.5	x 10.07	Walk-Up		

Client Remks: Live, Love, Langford!! This fab Detached 2 Stry is on coveted Langford Avenue where neighbours know each other, kids play outside, and community events fill the calendar year-round. Spacious main floor , Ideal for everyday living and entertaining. It has a renovated kitchen with tons of counter space, loads of cabinets and a great layout for gathering - every great party ends up in the kitchen! All bedrooms are generously sized , complete with closets and built-in organizers. Full, high finished basement adds exceptional flexibility with a second bathroom, ample room for an office nook, and still enough for rec room space. A bonus is all of the available storage : in the cold room, laundry room and closet under the stairs. Private backyard retreat with large deck, perennial gardens and a fantastic garage off the lane - with awesome straight in access off Dewhurst It's at the T- intersection, a practical feature Buyers will appreciate when coming and going. The location is difficult to beat , just steps to Danforth's shops and restaurants, including Michelin recognized "The Wood Owl". Easy walk to Wilkinson P.S , Aldwych parkette, TTC, and future Ontario Line. Quick connections to DVP, 401, and Gardiner make commuting simple. This is the kind of home that checks the boxes now - and keeps checking them for years to come. A smart move-up opportunity, a wonderful long term investment, and a chance to plant roots on a street people rarely want to leave. Shows a 10! Laneway Suite Potential.

Inclusions: Fridge, Stove(One Burner is temperamental), B/I Dishwasher, Washer, Dryer, All Window Coverings (back door blinds " as is"), All Electric Light Fixtures, Garage Door Opener and Remote, GB&E & CAC

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



54 Eaton Ave Toronto Ontario M4J 2Z5 Toronto E03 Danforth Toronto Taxes: \$7,337/2025 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 19			Sold: \$1,485,000 List: \$1,569,900 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: W Acreage: 20 x 124.5 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 2x4x2nd, 1x4xBsmt Dir/Cross St: PAPE AVE / DANFORTH AVE Directions: Pape and Danforth	

MLS#: E13093980	PIN#: 104040310
Legal: LT 36 PL 1457 TORONTO (MIDWAY); TORONTO , CITY OF TORONTO	

Kitchens: 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: 1910 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Countertop Range, Bar Fridge	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	15.42	x 11.15	Hardwood Floor	Open Concept	
2	Dining	Main	10.17	x 12.14	Hardwood Floor	Open Concept	Dry Bar
3	Kitchen	Main	12.14	x 14.11	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Mudroom	Main	4.92	x 8.53	Hardwood Floor	2 Pc Bath	W/O To Yard
5	Prim Bdrm	2nd	9.84	x 10.83	4 Pc Ensuite	His/Hers Closets	Large Window
6	2nd Br	2nd	9.19	x 11.48	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	10.17	x 8.53	Hardwood Floor	Closet	Window
8	Rec	Bsmt	9.84	x 15.75	Laminate	Pot Lights	
9	4th Br	Bsmt	7.22	x 10.5	Walk-Out	Closet	Window

Client Remks: Offers anytime. A wonderful opportunity to own a detached house in the best part of the Danforth, all while being tucked away on a quiet street. 25 minutes by TTC to King and Bay, this 3+1 bedroom 4 bathroom home seems too good to be true. A middle-set kitchen is the best way to entertain and keep the gang together. Pair that with a built-in bar+wine beverage fridge, and you've got a rocking party! A first-floor powder room makes having older family members comfortable, and an ensuite bath + shared upstairs allows for privacy among the family. The dug-out basement includes a separate gym + full bath, and a walkout to the backyard. This home is, luckily, in the Wilkenon and Riverdale C. I. school catchments, is across the street from a parkette, and features ample street parking. Walk, in minutes, to Mezes, Il Fornello, New Balance, Pape market, and much more.

Inclusions: s/s fridge/stove/dishwasher. wine fridge, washer/dryer/ all elfs. all window coverings. shed, all shelving.

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



87 Wiley Ave			Sold: \$1,482,500
Toronto Ontario M4J 3W5			List: \$1,590,000
Toronto E03 Danforth Village-East York Toronto			
Taxes: \$5,769/2025		For: Sale	% Dif: 93
Sold Date: 05/15/2026			
SPIS: No	Last Status: SLD	DOM: 30	
Detached	Fronting On: E	Rms: 9 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	31 x 96.5 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x4xBsmt	
Dir/Cross St: Donlands Ave & Sammon Ave		Directions: Donlands Ave & Sammon Ave	

MLS#: E13000752 **PIN#:** 104100299
Legal: LT 37 PL 1802 TWP OF YORK; PT LT 38 PL 1802 TWP OF YORK AS IN EY130346; S/T EY130346; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Landscaped, Privacy, Porch, Deck Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 4.17	Porcelain Floor	Closet	Pot Lights
2	Living	Main	13.45	x 9.84	Large Window	Hardwood Floor	Open Concept
3	Dining	Main	10.17	x 10.33	Large Window	Hardwood Floor	Open Concept
4	Kitchen	Main	15.58	x 14.44	Centre Island	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	11.15	x 10.83	Vaulted Ceiling	4 Pc Ensuite	Double Closet
6	Loft	2nd	13.78	x 9.35	Hardwood Floor	Skylight	Pot Lights
7	2nd Br	2nd	10.66	x 12.47	Large Closet	Large Window	Hardwood Floor
8	3rd Br	2nd	11.02	x 6.69	Large Closet	Large Window	Hardwood Floor
9	Laundry	2nd	3.48	x 3.28	Porcelain Floor	Led Lighting	
10	Rec	Bsmt	18.04	x 12.8	Above Grade Window	Open Concept	Pot Lights

Client Remks: Welcome Home! Rarely offered and hard to find, this deep-lot detached stunning home in the heart of East York delivers the space, style, and location buyers have been waiting for, tucked away on a quiet one-way street just steps to the Danforth, transit, parks, and schools, with the added bonus of a private drive that fits up to five cars; inside, a bright open-concept layout is filled with natural light, featuring a striking statement wall and designer lighting that flows effortlessly into a showpiece kitchen with a quartz waterfall island, gas range with pot filler, floor-to-ceiling cabinetry, and sleek glass accents, all designed for both everyday living and effortless entertaining, with a seamless walkout to a large deck and expansive backyard that feels like your own private retreat; upstairs, the primary suite offers a unique loft-style lounge under a skylight, a double closet, and a spa-inspired ensuite with a floating vanity, rainfall shower, and custom glass finishes, while two additional bedrooms include built-ins, warm hardwood floors, and a stylish shared bath; the finished lower level adds even more versatility with a cozy recreation space, feature wall, and a full 3-piece bath, perfect for guests, a fourth bedroom, or a media setup, all just minutes to Donlands Station and the DVP, making this a rare opportunity to enjoy both privacy and convenience in one of East York's most desirable pockets.

Inclusions: Samsung s/s refrigerator, Samsung s/s gas stove, Samsung s/s dishwasher, Samsung s/s built-in microwave, Samsung front load washer & dryer, all electric light fixtures, gas furnace and equipment and central air conditioner and equipment.

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



333 Monarch Park Ave Toronto Ontario M4J 4T4 Toronto E03 Danforth Village-East York Toronto Taxes: \$8,356.01/2026 For: Sale % Dif: 125 Sold Date: 06/13/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,000,000 List: \$1,599,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 37.83 x 135 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Mortimer and Coxwell Directions: Between Memorial Park and Mortimer

MLS#: E13419256 **PIN#:** 104140340
Legal: PLAN 1722 LOT 1 RP 66R20898 PARTS 1 AND 2

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: Inground Prop Feat: Exterior Feat: Landscaped, Porch, Patio Interior Feat: Carpet Free, Floor Drain, 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 10.47	Closet	Led Lighting	Hardwood Floor
2	Kitchen	Main	22.18	x 10.47	Quartz Counter	Centre Island	Eat-In Kitchen
3	Living	Main	16.01	x 13.35	Picture Window	Pot Lights	B/I Bookcase
4	Dining	Main	13.35	x 12.11	W/O To Pool	Pot Lights	Open Concept
5	Powder Rm	Main	0	0	2 Pc Bath	Wall Sconce Lighting	Hardwood Floor
6	Prim Bdrm	2nd	16.93	x 13.58	3 Pc Ensuite	Picture Window	W/I Closet
7	2nd Br	2nd	13.48	x 12.04	Closet Organizers	West View	Hardwood Floor
8	3rd Br	2nd	13.48	x 12.14	Closet Organizers	West View	Hardwood Floor
9	4th Br	2nd	11.45	x 10.2	Closet Organizers	Window	Hardwood Floor
10	Office	2nd	9.32	x 7.25	B/I Shelves	Led Lighting	W/W Closet
11	Bathroom	2nd	7.87	x 7.25	3 Pc Bath	Wall Sconce Lighting	Tile Floor
12	Den	Bsmt	9.88	x 7.09	Above Grade Window	Pot Lights	Laminate
13	Games	Bsmt	16.11	x 9.61	Above Grade Window	O/Looks Family	Laminate
14	Family	Bsmt	16.11	x 14.96	Above Grade Window	Pot Lights	Laminate
15	Bathroom	Bsmt	10.33	x 8.3	3 Pc Bath	Combined W/Laundry	Tile Floor

Client Remks: Some homes simply have it all. Welcome to this exceptional detached 2-storey family home, set on an impressive 37.83 x 135 ft pool-sized lot in the coveted R.H. McGregor school district. Meticulously maintained and beautifully updated, this home checks every box. The main floor features spacious principal rooms, hardwood floors, a welcoming formal living room, and an elegant dining room with a walkout to a private deck-perfect for entertaining family and friends. At the heart of the home is a spectacular chef-inspired kitchen featuring a stunning waterfall quartz centre island, abundant storage, stainless steel appliances, a six-burner gas stove, and a bright breakfast area with built-in banquet seating. It's a space designed for gathering, conversation, and making memories. Upstairs you'll find four spacious bedrooms plus a cozy office nook. The luxurious primary retreat offers a walk-in closet, spa-inspired ensuite, and peaceful views overlooking the backyard oasis. Step outside and discover your own private resort. The professionally landscaped grounds are highlighted by a beautiful pool, creating the ultimate setting for summer entertaining, family barbecues, pool parties, and relaxing evenings under the stars. A backyard like this isn't just a feature-it's a lifestyle. The finished lower level adds incredible versatility with a spacious recreation room, games area, home office, and plenty of room for a gym, media room, or play space. Whether it's movie nights, game nights, or a spirited euchre tournament with friends, there's space for everyone. Adding to the appeal is a private driveway with parking for four cars-a rare luxury for a family home. Homes of this caliber are few and far between. Combining exceptional indoor and outdoor living, a highly sought-after school catchment, and an unmistakable pride of ownership throughout, this is a truly special offering.

Inclusions: Kitchen appliances, GE Stainless Samsung Fridge (ice not working) BlueStar 6-burner gas stove, Built-in Integrated Dishwasher, Built-in Microwave, Full Size Front Load Washer & Dryer, Basement Freezer, Custom Window Blinds, Upgraded Light Fixtures/Pot lights, Closet

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/07/2026 2:11:21 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Organizers in all 4 bedrooms, 2nd floor Office 2 Grey Wardrobes, Hi Efficiency York Gas Furnace, Central Coleman A/C and Navien Tankless (all owned/2017). New Pool Liner (Mar 2022) All existing pool equipment. Outdoor 4 loungers, 4 planters.

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



108 Dewhurst Blvd Toronto Ontario M4J 3J3 Toronto E03 Danforth Toronto Taxes: \$8,589.05/2025 Sold Date: 05/28/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,700,000 List: \$1,599,000 For: Sale % Dif: 106
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 20 x 118.41 Metres Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Danforth & Jones Directions: Use WAZE/GOOGLEMAPS

MLS#: E13157340 **PIN#:** 105350369
Legal: LT 179 PL 417E TORONTO; T/W CA383578; TORONTO CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick, Wood Frame Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: 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		
1	Dining	Main	11.29	x 10.6	Hardwood Floor	Large Window	Combined W/Living
2	Living	Main	12.93	x 12.83	Hardwood Floor	Large Window	
3	Powder Rm	Main	8.46	x 3.58	2 Pc Bath		
4	Kitchen	Main	15.45	x 15.35	Hardwood Floor	Large Window	Breakfast Area
5	Breakfast	Main	8.83	x 7.74	Hardwood Floor	Combined W/Kitchen	
6	Mudroom	Main	5.68	x 6.17	Walk-Out		
7	Prim Bdrm	2nd	15.39	x 13.25	W/I Closet	3 Pc Ensuite	Hardwood Floor
8	Bathroom	2nd	10.1	x 5.41	3 Pc Ensuite		
9	2nd Br	2nd	15.39	x 13.25	Closet	Hardwood Floor	W/O To Sunroom
10	Bathroom	2nd	8.3	x 5.35	4 Pc Bath		
11	Study	2nd	5.54	x 6.36	Hardwood Floor		
12	3rd Br	3rd	10.76	x 20.51	Closet	Hardwood Floor	W/O To Sundeck
13	4th Br	Bsmt	14.34	x 14.6	Closet		
14	Bathroom	Bsmt	5.45	x 9.15	3 Pc Bath	Tile Floor	
15	Rec	Bsmt	14.27	x 23.85	Vinyl Floor	W/O To Garden	

Client Remks: Tucked along one of the Danforth's most loved tree-lined streets, this beautifully reimagined detached 2.5-storey home blends warmth, character, and thoughtful modern updates in all the right ways. Behind the classic brick exterior, the main floor unfolds with refinished hardwood floors, exposed brick, generous principal rooms, and a rare sense of flow that still preserves distinct spaces for living, dining, and gathering. The oversized dining area was made for long dinners and celebrations, while the bright eat-in kitchen has been the heart of daily life - from pancake mornings to holiday baking - with direct access to the mudroom and backyard beyond. A main floor powder room adds the kind of everyday convenience rarely found in homes of this era. The second floor offers two spacious bedrooms and two full bathrooms, including a flexible adjoining bonus space perfect for a home office, reading nook, or children's play area. Upstairs, the entire third floor feels like a private retreat above the city. Bathed in western light, the serene primary suite features a gas fireplace, large closet, and walkout to an expansive sun-filled terrace - the perfect backdrop for evening sunsets, yoga, or quiet moments away from the pace of the day. The finished lower level offers impressive ceiling height, a brand new bathroom, separate entrance, and flexible living space ideal for guests, recreation, or future in-law potential, with flexibility for a future kitchen conversion if desired. Outside, the backyard and detached two-car garage offer rare city functionality, along with exceptional laneway house potential (one of the largest- see attached report) just steps to various parks, beloved local cafes and restaurants along the Danforth and Gerrard, and only a short walk to the subway, this is a home that offers both connection and calm in equal measure. See more below...

Inclusions: See attached document
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



108 Barker Ave Toronto Ontario M4C 2N9 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,575,000 List: \$1,639,900
Taxes: \$7,827.42/2025	For: Sale	% Dif: 96
Sold Date: 03/21/2026		
SPIS: No	Last Status: SLD	DOM: 45
Detached Link: N 2-Storey	Fronting On: N Acreage: 30 x 134.66 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Woodbine Ave. and Barker Ave. Directions: North of Mortimer, West of Woodbine		

MLS#: E12756608 **PIN#:** 104250342
Legal: LT 206 PL 1587 TWP OF YORK; PT LT 207 PL 1587 TWP OF YORK AS IN EY178486; S/T & T/W EY178486; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library Exterior Feat: Deck, Landscape Lighting, Landscaped, Patio Interior Feat: Water Heater	Zoning: RS Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 11.91	Gas Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	13.35	x 9.61	Hardwood Floor	Window	2 Pc Bath
3	Kitchen	Main	16.86	x 7.61	Centre Island	Stainless Steel Appl	Combined W/Family
4	Breakfast	Main	11.02	x 5.68	Hardwood Floor	Open Concept	Built-In Speakers
5	Prim Bdrm	2nd	22.51	x 16.67	4 Pc Ensuite	Hardwood Floor	Juliette Balcony
6	Br	2nd	10.07	x 9.88	Hardwood Floor	W/I Closet	Window
7	Br	2nd	11.32	x 9.84	Hardwood Floor	W/I Closet	Window
8	Rec	Bsmt	27.2	x 14.99	Wet Bar	Built-In Speakers	B/I Closet
9	Media/Ent	Bsmt	20.21	x 8.6	3 Pc Bath	Laminate	Pot Lights
10	Utility	Bsmt	14.3	x 6.43	Concrete Floor	Unfinished	

Client Remks: This one checks all the boxes and some you didn't know you wanted! You really need to see it to appreciate the size & all the details. Full interior Rebuild + addition in 2011, this is not your cookie cutter build. Over 2600 sq ft total of Smart design, considerate details and superior yet timeless finishes make this large, elegant family home the perfect place to put down roots. The front porch offers the perfect spot to sit and chat with neighbours before stepping through the front door. The main floor features an entry closet and shoe drawer under the stairs, gas fireplace in the living room combined with dining and lots of room to entertain. Main floor powder room, gourmet kitchen & spacious family room with a wall of sliding glass doors. Outside you'll find a wide driveway to access Garage, parking, landscaped yard with deck patio and greenspace, plus additional shed (with hydro) which could be your escape for WFH in the warmer months. Upstairs, walk through the custom double doors to your serene primary suite over looking the backyard. The full ensuite with heated floors add another layer of luxury. The additional 2 bedrooms both come with walk in closets. Vaulted ceilings and skylights provide additional grandeur and light. The basement is for all the fun! 7.5 foot ceiling height throughout, the large rec room features a one-of-kind wet bar and plenty of storage before you walk into the "movie room" which could also be that extra guest suite with 3 pc ensuite. This whole package sits in the heart of East York with great accessibility. Minutes to Stan Wadlow Park with outdoor pool, splash pad, skate park and playgrounds or make your way down to Taylor Creek Trails and forget you're in the city. Walk down to the Danforth and take your pick of Restaurants, Bakery, Butcher or one of many specialty shops. Close to TTC, DVP and bike lanes - what more could you ask for?!

Inclusions: See schedule C
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



107 Eaton Ave			Sold: \$1,879,000
Toronto Ontario M4J 2Z6			List: \$1,679,000
Toronto E03 Danforth Toronto			
Taxes: \$7,026/2025		For: Sale	% Dif: 112
Sold Date: 06/08/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Detached	Fronting On: E	Rms: 6 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	17.5 x 109.5 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x3x2nd, 1x4xBsmt	
Dir/Cross St: Pape and Danforth Ave Directions: Pape and Danforth Ave			

MLS#: E13227132 **PIN#:** 104040204
Legal: Plan 1457 Part Lot 81

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: N Heat: Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Air Exchanger, Auto Garage Door Remote, Carpet Free, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 107 Eaton Avenue, a beautifully reimagined family home in the heart of Danforth Village. Thoughtfully renovated with exceptional attention to detail, this detached residence seamlessly blends timeless character with modern sophistication. Sunlight pours through oversized windows, filling the home with warmth and creating bright, inviting living spaces designed for both everyday family life and effortless entertaining. The heart of the home is a stunning chef-inspired kitchen featuring custom cabinetry, stone countertops, premium appliances, and ample preparation space. The open-concept layout flows naturally through spacious living and dining areas, offering the perfect setting for family gatherings, holiday celebrations, and quiet nights at home. Elegant finishes, thoughtful design elements, and quality craftsmanship are evident throughout. Upstairs, generous bedrooms provide comfortable retreats, while beautifully updated bathrooms offer both style and functionality. The professionally finished lower level adds valuable living space and flexibility, whether used as are creation room, home office, gym, guest suite, or children's play area. Adding tremendous peace of mind and long-term value, the home was professionally underpinned in 2024, creating enhanced ceiling height and a superior lower-level living experience rarely found in homes of this era. Beyond the property itself lies one of Toronto's most sought-after family neighbourhoods. Just steps to the Danforth, enjoy an incredible collection of cafes, restaurants, local shops, fitness studios, and everyday conveniences. Families will appreciate the strong sense of community, excellent local schools, nearby playgrounds, and easy access to parks and recreational facilities. Commuting is a breeze with TTC subway access nearby, while the future Ontario Line station will provide even greater connectivity and long-term value for years to come. This is more than just a home-it's a lifestyle. Inclusions: Fridge, Stpve, Dishwasher, washer and dryer, microwave, electric light fixtures, Seller owned blinds, drapery, and drapery hardware. Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



80 Barker Ave		Sold: \$1,938,000
Toronto Ontario M4C 2N6		List: \$1,798,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$9,456/2025	For: Sale	% Dif: 108
Sold Date: 06/15/2026		
SPIS: No	Last Status: SLD	DOM: 17
Detached	Fronting On: N	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	25 x 134.25 Feet	Washrooms: 5
	Irreg:	1x6x2nd, 1x5x2nd, 1x4x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Woodbine & Cosburn		
Directions:		
Head south at O'Connor Dr & Woodbine Ave. Turn right onto Barker Ave; property to the right.		

MLS#: E13217780 **PIN#:** 104250280
Legal: LT 229 PL 1587 TWP OF YORK; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Lawn Sprinkler System Interior Feat: Other, Carpet Free, Sump Pump, ERV/HRV Security Feat: Security System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	In Betwn	22.8	x 10.76	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	15.45	x 9.45	Hardwood Floor	Pot Lights	Combined W/Kitchen
3	Kitchen	Main	14.34	x 9.12	Eat-In Kitchen	Centre Island	B/I Appliances
4	Family	Main	18.57	x 13.39	Gas Fireplace	Built-In Speakers	W/O To Deck
5	Prim Bdrm	2nd	19.46	x 13.55	Dry Bar	W/I Closet	6 Pc Ensuite
6	2nd Br	2nd	12.14	x 12.01	Hardwood Floor	B/I Closet	4 Pc Ensuite
7	3rd Br	2nd	11.84	x 9.09	Hardwood Floor	B/I Closet	Semi Ensuite
8	4th Br	2nd	10.93	x 9.09	Hardwood Floor	B/I Closet	Semi Ensuite
9	Rec	Bsmt	21.1	x 17.59	Wet Bar	Pot Lights	Walk-Up
10	5th Br	Bsmt	11.02	x 9.15	Pot Lights		

Client Remks: Welcome to this exquisite 4+1 bedroom home, beautifully finished with an array of desirable features: soaring high 12.5' ceilings, a finished walk-out basement, high-end kitchen appliances, wide-plank hardwood floors, ample parking space, an immensely convenient location with a walk score of 91 - located on a south-facing lot in a peaceful, walkable neighborhood! The front foyer welcomes you into this spectacular property, complete with a large closet and powder room, providing a valuable first arrival space. As you move through the home, the bright main floor continues to impress - with large & airy principal rooms. The huge, open-concept living room w/ large windows creates a seamless sense of light and open living space. The luxurious kitchen is an alluring sight to behold, featuring a striking waterfall island, B/I JennAir appliances (paneled), custom two-tone cabinetry, and glowing modern lighting - every chef's dream! The space flows smoothly into the bright dining room and family room, complete w/ a cozy 3-sided gas fireplace set against a wood-slat feature wall, custom entertainment unit w/ ample storage, B/I speakers, and a massive 4-panel glass door W/O to the backyard. Continue upstairs, to the second floor that features a sparkling skylight, convenient laundry, and four large bedrooms: including the serene primary retreat, that offers a bar area w/ a B/I drink cooler, W/I closet w/ a skylight, and a sleek 6-piece ensuite. Two bedrooms have a full ensuite, and two share a sublime semi-ensuite. Downstairs, the finished basement includes an additional bedroom/nanny's suite and bathroom, providing even more living opportunity; as well as a spacious recreation room w/ a wet bar & walk up! Outside, the fully fenced backyard boasts a new wooden deck, glass railings, paved patio, automatic sprinkler system, and lush green lawn. True comfort and opulence begins here - welcome to this pinnacle of modern luxury.

Inclusions: All existing appliances: Jenn Air B/I fridge, gas cooktop, range hood, dishwasher, microwave, oven (Kitchen). Vissani drink cooler (Primary room). 2x front-loading washer & dryer. TOTO toilets (Primary ensuite & Powder room). Sump pump, backwater valve, automatic sprinkler system. All electric light fixtures. EV charger rough-in (Garage).

Listing Contracted With: ROYAL LEPAGE TERREQUITY CONFIDENCE REALTY **Ph:** 416-495-2316



23 Mckayfield Rd Toronto Ontario M4J 4P6 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,892.36/2025 For: Sale % Dif: 94 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$1,700,000 List: \$1,799,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 31.75 x 104.58 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Coxwell And Cosburn Directions: Coxwell And Cosburn

MLS#: E12923334 **PIN#:** 104140392
Legal: PT LT 11 PL 3228 EAST YORK; PT LT 12 PL 3228 EAST YORK AS IN CA533242; TRONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23	x 11.98	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	23	x 11.98	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	19.98	x 10.99	Ceramic Floor	Stainless Steel Appl	Backsplash
4	Breakfast	Main	11.98	x 16.96			
5	Prim Bdrm	2nd	11.98	x 21.98	5 Pc Ensuite	His/Hers Closets	Juliette Balcony
6	2nd Br	2nd	15.94	x 9.97	Broadloom	Closet Organizers	Window
7	3rd Br	2nd	12.96	x 15.98	Broadloom	Closet Organizers	Window
8	Rec	Bsmt	17.95	x 24.97	3 Pc Bath	Vinyl Floor	

Client Remks: Welcome to 23 Mckayfield Rd, a beautifully renovated and freshly painted home in the heart of East York. This stunning property features 3 generous bedrooms and 4 bathrooms, offering both comfort and functionality for modern living. The spacious primary retreat boasts a gorgeous ensuite with heated floors, his and hers closets, and elegant Juliette doors, creating a bright and airy escape. Natural light pours throughout the home with the addition of two skylights. The main floor showcases hardwood flooring and a large open-concept layout, perfect for entertaining family and friends. Brand new kitchen offers a convenient walk-out to a private backyard, ideal for summer gatherings and outdoor enjoyment. The fully finished basement provides additional living space, perfect for a rec room, home office, or guest suite. Located in a sought-after East York neighbourhood, close to parks, schools, transit, and local amenities - this is a home you don't want to miss.

Inclusions: Existing, Stove, Hood fan, fridge, Dishwasher, All Electrical Light fixtures, fridge and water cooler in basement, projector screen.

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



10 Oakdene Cres Toronto Ontario M4J 4H9 Toronto E03 Danforth Toronto Taxes: \$6,990.38/2025 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 39			Sold: \$1,800,000 List: \$1,849,000 For: Sale % Dif: 97
Detached Link: N 2-Storey	Fronting On: W Acreage: 25.46 x 103.67 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x5x2nd, 1x3xBsmt	Dir/Cross St: Danforth And Greenwood Directions: Danforth And Greenwood

MLS#: E13006822 **PIN#:** 104120166
Legal: LT 481 W/S OAKDENE CRES PL 517E TORONTO ; S/T & T/W CT710624; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Private, Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch, Patio, Landscaped, Lighting Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum, Sump Pump, Auto Garage Door Remote Security Feat: Alarm System	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	19.39	x 15.19	Hardwood Floor	Gas Fireplace	Large Window
2	Dining	Main	8.69	x 13.29	Hardwood Floor	B/I Shelves	Pot Lights
3	Kitchen	Main	10.63	x 13.32	Centre Island	Stainless Steel Appl	B/I Appliances
4	Prim Bdrm	2nd	10.76	x 13.32	4 Pc Ensuite	W/I Closet	Hardwood Floor
5	Bathroom	2nd	8.23	x 8.07	4 Pc Bath	Double Sink	Heated Floor
6	Bathroom	2nd	8.27	x 6.27	5 Pc Bath	Heated Floor	Double Sink
7	2nd Br	2nd	9.97	x 12.7	Hardwood Floor	B/I Closet	Large Window
8	3rd Br	2nd	9.09	x 13.16	Hardwood Floor	B/I Closet	Large Window
9	Rec	Bsmt	19.39	x 21.69	Hardwood Floor	Pot Lights	
10	Bathroom	Bsmt	8.5	x 5.61	3 Pc Bath	B/I Vanity	Pot Lights
11	Br	Bsmt	10.53	x 9.28	Hardwood Floor		
12	Other	Bsmt	8.46	x 9.28	Hardwood Floor	Pot Lights	

Client Remks: Welcome to 10 Oakdene Crescent, a beautifully renovated detached two-storey home nestled on a picturesque, tree-lined street in Toronto's sought-after Danforth community. Located in the highly coveted Earl Beatty school district, this home offers the perfect blend of charm, modern convenience, and an unbeatable location. Thoughtfully updated from top to bottom, this residence is truly turnkey and ready to welcome its new owners with peace of mind. The open-concept main floor features hardwood floors, pot lights, a stylish dining area with custom built-in banquette and storage, and a spacious living room highlighted by a custom stone media wall with a gas fireplace. The chef's kitchen boasts a large island, built-in stainless steel appliances, and a walkout to a private deck and landscaped backyard perfect for entertaining. Upstairs, the spacious primary retreat impresses with a spa-like 3-piece ensuite complete with a custom vanity, heated floors, and a walk-in closet accessible from both the bedroom and bathroom. Two additional bedrooms feature custom built-in closets, while the elegant 5-piece main bathroom also offers double sinks and heated floors. The finished lower level, with a separate entrance, includes a versatile rec room, additional bedroom, and 3-piece bath ideal for guests, in-laws. The backyard is a private oasis, designed for both relaxation and entertaining. Enjoy the large deck, beautifully crafted interlocking stonework, built-in bench seating, and a custom stone table ideal for gatherings. The newly constructed garage with soaring ceilings provides secure parking and direct access from the rear laneway. With its prime location being steps to shops, restaurants, transit, and parks, this home truly offers the best of city living in a family-friendly neighbourhood. 10 Oakdene Cres. is more than a house its a lifestyle opportunity in one of Toronto's most desirable neighbourhoods.

Inclusions: All electric light fixtures & window coverings. Stove/Oven, Range, Fridge, Basement Fridge,Wine fridge, Dishwasher, Washer Dryer. Bathroom mirrors. outdoor stone patio table.

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



24 Fairside Ave Toronto Ontario M4C 3G9 Toronto E03 Danforth Village-East York Toronto Taxes: \$10,014/2025 For: Sale % Dif: 108 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 13		
Sold: \$2,050,000 List: \$1,899,000		
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 105 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x2nd, 1x5x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell Ave & O'connor Dr Directions: Coxwell Ave & O'connor Dr		

MLS#: E13426372 **PIN#:** 104170177
Legal: PT LT 113 PL 2984 EAST YORK; PT LT 114 PL 2984 EAST YORK; PT LT 115 PL 2984 EAST YORK AS IN CA424086; T/W & S/T CA424086;
 TORONTO (E 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: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Other Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: Built-In / 1 Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.13	x 14.3	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	25.13	x 14.3	Hardwood Floor	Combined W/Living	Open Concept
3	Family	Main	17.65	x 16.6	Hardwood Floor	Combined W/Kitchen	W/O To Deck
4	Kitchen	Main	17.65	x 16.6	Hardwood Floor	Combined W/Family	Open Concept
5	Prim Bdrm	2nd	10.04	x 9.71	His/Hers Closets	W/O To Balcony	7 Pc Ensuite
6	2nd Br	2nd	11.42	x 13.42	Double Closet	4 Pc Ensuite	Window
7	3rd Br	2nd	11.19	x 10.96	Hardwood Floor	Window	Closet
8	4th Br	2nd	10.24	x 10.96	W/O To Balcony	Closet	Hardwood Floor
9	Laundry	2nd	3.44	x 3.44			
10	Rec	Bsmt	24.18	x 11.48	Hardwood Floor	Walk-Out	
11	Br	Bsmt	9.38	x 8.37	Hardwood Floor	Window	

Client Remks: Stunning Luxury Residence, Contemporary Designer Home, In-Law Suite Potential. Welcome to this gorgeous luxury home offering approximately 2,600 sq. ft of refined living space, showcasing modern architectural design, elevated finishes & exceptional attention to detail throughout. A dramatic 12ft foyer with designer lighting and a wood-accent feature wall creates a striking first impression. The main floor features a seamless open-concept layout connecting the living, dining, kitchen, and family areas-ideal for both entertaining and everyday living. Floor-to-ceiling windows in family room fill the home w natural light, complemented by automated blinds for comfort and privacy. A sophisticated two-sided fireplace anchors the living & dining spaces, adding warmth and elegance. The home features 10-foot ceilings, modern lighting, and built-in speakers in the main floor and primary suite. The chef-inspired kitchen offers premium appliances, stone countertops, a spacious breakfast bar, and a sleek contemporary design. Upstairs, the primary retreat includes his-and-hers walk-in closets with custom built-ins, Wood accent Wall, 2 Side Lights, LED lighting & skylights. The spa-like 7-piece ensuite delivers a luxurious retreat experience. The primary bdrm also features a private balcony overlooking the backyard, while 2nd bedroom includes a Juliet balcony. This home offers five beautifully designed bathrooms, finished with high-quality materials and modern style. The fully finished lower level includes a 1bedroom in-law suite with a separate entrance and a 3-piece bathroom, providing excellent flexibility for extended family or additional living space. For enhanced security, the property is equipped w 4 exterior surveillance cameras and a smart doorbell system with monitors on both the main and second floors. A rare opportunity combining luxury, functionality, and modern design-this exceptional residence delivers elevated living in every detail. The seller is related to 1 of the LAs.

Inclusions: 2 Washer & Dryer, Stainless Steel Appliances: Built in Oven and Microvawe, Smart Fridge, Gas Stove with Grill Pan, Range Hood, pot filler ,All ELFs, All existing window covering, Owned Tankless Hotwater Tank

Listing Contracted With: SOLTANIAN REAL ESTATE INC. **Ph:** 416-901-8881



83 Virginia Ave Toronto Ontario M4C 2S8 Toronto E03 Danforth Village-East York Toronto Taxes: \$9,509.03/2025 For: Sale % Dif: 100 Sold Date: 04/30/2026 SPIS: No Last Status: SLD DOM: 7		
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 100 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x6x2nd, 1x4x2nd, 1x2xMain, 1x3xLower
Dir/Cross St: Coxwell Ave & Cosburn Ave. Directions: East of Coxwell and South of Cosburn		

MLS#: E13037582 **PIN#:** 104180300
Legal: PT LT 302 PL 2059 TWP OF YORK; PT LT 303 PL 2059 TWP OF YORK AS IN EY205397; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Year Built: 2022 Apx Sqft: 2000-2500 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Landscape Lighting, Landscaped, Year Round Living Interior Feat: Central Vacuum, Auto Garage Door Remote, In-Law Capability, Sump Pump, Water Softener, Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, ERV/HRV, On Demand Water Heater, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 12.34	Built-In Speakers	Hardwood Floor	Gas Fireplace
2	Dining	Main	18.93	x 12.34	Pot Lights	Hardwood Floor	Open Concept
3	Kitchen	Main	14.99	x 12.5	B/I Appliances	Eat-In Kitchen	Quartz Counter
4	Family	Main	17.32	x 13.16	Built-In Speakers	B/I Shelves	W/O To Garden
5	Prim Bdrm	2nd	13.25	x 12.01	7 Pc Ensuite	Built-In Speakers	Large Window
6	2nd Br	2nd	9.84	x 1.94	Skylight	Hardwood Floor	
7	3rd Br	2nd	10.93	x 9.74	W/O To Balcony	Hardwood Floor	Double Closet
8	4th Br	2nd	12.99	x 9.32	Large Window	Hardwood Floor	Double Closet
9	Laundry	2nd	6.17	x 2.99	Skylight	Laundry Sink	
10	Rec	Lower	18.18	x 8.92	Walk-Out	Heated Floor	Wet Bar
11	Br	Lower	10.66	x 8.53	Double Closet	Heated Floor	Above Grade Window
12	Bathroom	Lower	9.74	x 5.25	3 Pc Bath	Heated Floor	Tile Floor

Client Remks: From the moment you arrive, 83 Virginia Avenue stands apart with its striking wood facade and carefully considered design. Inside, the spaces are filled with light, natural materials, and a sense of balance that makes the home both sophisticated and comfortable. The main floor flows effortlessly between living, dining, and kitchen areas framed by floor-to-ceiling windows and rich hardwood flooring. A gas fireplace adds warmth, while the custom kitchen combines quartz counters, integrated dining, and built-in cabinetry designed for everyday living. At the rear of the home, the family room features warm custom-built-ins and opens through a glass door to a lovely private garden with a beautiful garden shed. A sculptural staircase ascends beside a dramatic 27-foot feature wall crowned by a skylight, drawing natural light deep into the home. Upstairs, the primary suite offers a calm retreat with custom wall-to-wall built-in closets, floor-to-ceiling windows, and a spa-inspired ensuite with a walk-in shower and deep soaking tub. Three additional generously sized bedrooms and a well-appointed laundry room- illuminated by its own skylight- complete the second level. The lower level extends the living space with a bright recreation room featuring a wet bar, built-in storage, and a large glass door that opens directly to the backyard. A convenient side-door entry enhances functionality, and a private guest bedroom and full bath provide comfort and flexibility for visitors. A built-in garage and private drive offer parking for three vehicles. Every finish, fixture, and proportion reflects careful thought- creating a home that feels both refined and welcoming.

Inclusions: Living room custom built-in wall unit, gas cooktop, built-in oven, built-in microwave, dishwasher, side-by-side refrigerator, all existing light fixtures, upper level washer/dryer, bar fridge in lower level, Hunter Douglas window coverings, tankless water heater and garden

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/07/2026 2:11:21 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

shed.

Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> Ph: 416-960-9995
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10 Leroy Ave			Sold: \$2,400,000
Toronto Ontario M4J 4G7			List: \$1,928,000
Toronto E03 Danforth Village-East York Toronto			
Taxes: \$0/2026		For: Sale	% Dif: 124
Sold Date: 05/13/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: W	Rms: 10 + 3	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	27.09 x 95 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Greenwood Ave & Sammon Ave			
Directions: From Mortimer Ave, take Leroy Ave south; the property is on the left.			

MLS#: E13085890 **PIN#:** 104130373
Legal: PT LT 20 PL 2037 TWP OF YORK; PT LT 21 PL 2037 TWP OF YORK AS IN EY188471; S/T & T/W EY188471; S/T EXECUTION 94-014107, IF ENFORCEABLE; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Built-In Oven, Carpet Free, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.61	x 6.17	B/I Closet	2 Pc Bath	
2	Living	In Betwn	21.75	x 11.38	Built-In Speakers	Picture Window	Pot Lights
3	Kitchen	Main	13.52	x 14.17	Centre Island	Open Concept	B/I Appliances
4	Dining	Main	13.62	x 17.88	Combined W/Family	O/Looks Backyard	Hardwood Floor
5	Family	Main	13.62	x 17.88	W/O To Deck	Combined W/Dining	Built-In Speakers
6	Prim Bdrm	2nd	16.11	x 12.14	5 Pc Ensuite	B/I Closet	Large Window
7	2nd Br	2nd	13.94	x 9.48	B/I Closet	Hardwood Floor	
8	3rd Br	2nd	12.2	x 9.51	Large Window	B/I Closet	Hardwood Floor
9	4th Br	2nd	16.37	x 9.48	B/I Closet	Hardwood Floor	Window
10	Laundry	2nd	2.49	x 3.02			
11	Office	Ground	8.5	x 10.63	Hardwood Floor	Pot Lights	
12	Rec	Bsmt	15.26	x 12.2	Wet Bar	W/O To Yard	3 Pc Bath
13	Utility	Ground	8.66	x 6.79			

Client Remks: Welcome to 10 Leroy Ave., a stunning custom-built detached home offering modern luxury in the heart of East York. Situated on a quiet, family-friendly street, this exceptional residence sits on a rare wide 27 x 100 ft lot and features a heated driveway for year-round convenience. Just steps from Dieppe Park and close to highly regarded schools including R.H. McGregor Elementary School and Ecole elementaire La Mosaïque, this home combines upscale living with an unbeatable family-oriented location. Offering 4 bedrooms, 4.5 bathrooms, a built-in garage, and a fully finished walk-out basement, the home features engineered hardwood throughout and a bright open-concept layout. The main floor includes soaring ceilings, a gas fireplace, and a walk-out to a private backyard. The chef's kitchen is equipped with built-in appliances, custom cabinetry, quartz counters, a pot filler, and a waterfall island. Upstairs offers 4 spacious bedrooms, skylights, and second-floor laundry. The primary suite features in-floor heating and a spa-like 5-piece ensuite. The walk-out basement adds extra living space with high ceilings, radiant hydronic in-floor heating, a wet bar, office, full bath, and heated stairs. Crafted with exceptional workmanship and uncompromising quality, every detail has been meticulously curated by designers. From bespoke millwork to premium finishes, each element is intentional, delivering a seamless blend of timeless design, functionality, and elevated living. Extras include a heated driveway, heated steps, sump pump, backwater valve, and full waterproofing. Minutes to the Danforth, public transit, subway, DVP, shops, and restaurants, a perfect balance of luxury and convenience.

Inclusions: Fisher & Paykel refrigerator, Bosch Cooktop, Range hood, Bodega undercounter fridge, Frigidaire dishwasher, Samsung Microwave, B/I Oven. LG Stackable Washer & Dryer. B/I speakers, Smart thermostat, 2 security cameras, Smart Ring doorbell. Exterior BB gas line on deck. All Elf's

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

	65 Frater Ave Toronto Ontario M4C 2H5 Toronto E03 East York Toronto Taxes: \$4,078/2025 Sold Date: 02/16/2026 SPIS: No Last Status: SLD DOM: 39			Sold: \$1,900,000 List: \$1,988,000 For: Sale % Dif: 96		
	Detached Link: N 2-Storey		Fronting On: S Acreage: 25.03 x 103 Feet Irreg:		Rms: 10 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xGround, 1x3xBsmt	
	Dir/Cross St: Coxwell Ave and Danforth Ave Directions: North of Woodbine Beach and east of Coxwell Avenue					
MLS#: E12675960			PIN#: 104240084			
Legal: PCL 86-1 SEC M437; PT LT 86 S/S FRATER AV PL M437 EAST YORK BEING ELY 25 FT 1 INCH; T/W A ROW OVER THE ELY 3 FT 5 1/2 INCHES OF THE NLY 68 FT OF THE LANDS ADJOINING ON THE W OF THE SAID LANDS; S/T A ROW OVER THE WLY 3 FT 5 1/2 INCHES OF THE NLY 68 FT OF THE SAID LANDS, THE SAID TWO STRIPS OF LAND TOGETHER FORMING A ROW 6 FT 11" WIDE FOR THE USE IN COMMON OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE LANDS ADJOINING THE SAME FOR ALL ORDINARY AND USUAL PURPOSES.; TORONTO , CITY OF TORONTO						
Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main			Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Auto Garage Door Remote			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: Available Spec Desig: Unknown
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	20.01	x 10.17	Bay Window	Open Concept
2	Foyer	Main	8.2	x 6.89	Heated Floor	Closet
3	Powder Rm	Main	6.23	x 3.61	Casement Windows	Ceramic Sink Porcelain Floor
4	Family	Main	14.11	x 12.14	Gas Fireplace	Built-In Speakers
5	Dining	Main	11.15	x 8.2	Open Concept	Large Window
6	Kitchen	Main	18.04	x 12.99	Centre Island	Custom Counter Stainless Steel Appl
7	Prim Bdrm	2nd	18.7	x 11.81	Ensuite Bath	Balcony W/I Closet
8	Bathroom	2nd	10.17	x 7.55	5 Pc Ensuite	
9			11.98	x 9.97	Window	
10	3rd Br	2nd	12.47	x 9.02	Closet	Window Balcony
11	4th Br	2nd	10.99	x 8.2	Closet	Bay Window
12	Bathroom	2nd	7.22	x 6.89	4 Pc Bath	
13	Laundry	2nd	3.94	x 3.94	B/I Closet	
14	Br	Bsmt	10.99	x 7.87	Window	
15	Kitchen	Bsmt	16.08	x 7.97		
16	Family	Bsmt	12.14	x 10.17	Walk-Out	
17	Bathroom	Bsmt	6.23	x 4.59	3 Pc Bath	
18	Laundry	Bsmt	9.51	x 4.27		
Client Remks: Truly One Of A Kind East York Home. Welcome to 65 Frater Avenue. A Custom Masterpiece blending Rustic Charm with Modern Sophistication That Features 11 ft Ceiling on the main floor and nearly 2400 Sq Ft Of Living Space, Smart Home with Garage & Much More. Designer Kitchen And Waterfall Island. Heated foyer, Master Bedroom Retreat With Walk-In Closet, 5 Pcs Bath With Heated Floor & Skylight, Custom millwork throughout. The Fully Legal Secondary Suite Finished Basement W/ Separate Walk Out & kitchen Provides Ideal Space for multi-generational living or rental income. Located on Beautiful East York Street, Just Minutes To Michael Garron Hospital, R H McGregor School, Downtown Toronto, DVP, Parks, & Shops On Danforth. - Truly Move-in Ready . Bosch Warranty on appliances. Please see Virtual Video Tour Inclusions: All brand new Bosch Appliances, brand new basement appliances, new furnace and AC. Listing Contracted With: COLDWELL BANKER REAL ESTATE PROFESSIONALS Ph: 905-415-2366						



95 Dunkirk Rd Toronto Ontario M4C 2M5 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,880,000 List: \$1,995,000
Taxes: \$10,014.27/2025	For: Sale	% Dif: 94
Sold Date: 05/28/2026		
SPIS: No	Last Status: SLD	DOM: 43
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 133.8 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x2nd, 2x4xLower
Dir/Cross St: Woodbine / Mortimer Directions: Woodbine / Mortimer		

MLS#: E13000704 **PIN#:** 104250502
Legal: Lt 25 Pl 1587 Twp Of York; Toronto (E York) , City

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In 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		
1	Living	Main	12.2	x 10.5	Hardwood Floor	Crown Moulding	O/Looks Frontyard
2	Dining	Main	8.99	x 10.5	Hardwood Floor	Crown Moulding	Pot Lights
3	Powder Rm	Main	5.74	x 5.25	Tile Floor	2 Pc Bath	Granite Counter
4	Kitchen	Main	8.99	x 17.09	Tile Floor	Quartz Counter	Breakfast Bar
5	Breakfast	Main	10.5	x 7.09	Hardwood Floor	Open Concept	Crown Moulding
6	Family	Main	14.99	x 18.21	Hardwood Floor	W/O To Yard	Fireplace
7	Prim Bdrm	2nd	14.01	x 12.5	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	Bathroom	2nd	6	x 14.4	Tile Floor	Double Sink	Soaker
9	2nd Br	2nd	9.19	x 13.71	Hardwood Floor	Double Closet	O/Looks Frontyard
10	Bathroom	2nd	10.2	x 4.99	Tile Floor	3 Pc Bath	Pot Lights
11	3rd Br	2nd	9.71	x 10.7	Hardwood Floor	Double Closet	Window
12	Bathroom	2nd	5.51	x 9.25	Tile Floor	4 Pc Bath	Skylight
13	4th Br	2nd	10.5	x 8.5	Hardwood Floor	Closet	Window
14	5th Br	Lower	18.01	x 11.61	Laminate	Double Closet	Ensuite Bath
15	Bathroom	Lower	8.01	x 6.23	Tile Floor	3 Pc Bath	Pot Lights
16	Rec	Lower	27.3	x 17.49	Laminate	W/O To Yard	Pot Lights
17	Bathroom	Lower	8.66	x 4.95	Tile Floor	4 Pc Bath	Pot Lights

Client Remks: Welcome To East York! 95 Dunkirk Road, A Custom-Built (2017) Masterpiece In The Heart Of Danforth Village, Showcasing Timeless Elegance, Exceptional Craftsmanship, And Undeniable Curb Appeal. Featuring A Striking Limestone Facade And Exquisite Finishes Throughout, This Home Has Been Meticulously Designed With No Expense Spared. Step Inside To Discover 10-Foot Ceilings On The Main Floor, Rich Hardwood Flooring, Crown Moulding, Pot Lights, And Custom Window Coverings, All Complementing A Traditional Yet Functional Layout With Formal Living And Dining Rooms-Perfect For Both Everyday Living And Sophisticated Entertaining. The Chef-Inspired Kitchen Is A True Showstopper, Complete With A Centre Island With Bar Seating, Quartz Countertops And Backsplash, Under-Cabinet Lighting, And A Full Suite Of Stainless Steel And Integrated Appliances. An Inviting Breakfast Area Flows Seamlessly Into The Spacious And Cozy Family Room With Custom Built-In, With A Walkout To The Private Backyard-Ideal For Indoor-Outdoor Living. Upstairs, You'll Find Four Generously Sized Bedrooms Bathed In Natural Light From Two Skylights. The Luxurious Primary Retreat Features His-And-Hers Closets And A Spa-Like Ensuite With Double Sinks, A Soaker Tub, And A Glass-Enclosed Shower. The Fully Finished Basement Offers Incredible Versatility With 8-Foot Ceilings, A Massive Recreation Room Perfect For Entertaining, Movie Nights, Or A Home Gym, And A Walkout To The Backyard. A Fifth Bedroom With Its Own Ensuite Makes For An Ideal Nanny Or In-Law Suite. Additional Highlights Include A Custom-Built Double-Car Garage Off The Laneway, BBQ Gas Hookup On The Deck, 200-Amp Electrical Panel, And Integrated Security Cameras. Situated In A Family-Friendly Neighbourhood And In RH McGregor PS Catchment, Home To French Immersion Program, Just A Short Walk To Danforth Avenue, Woodbine TTC Subway Station, Parks, Schools, And Local Amenities, This Exceptional Home Offers The Perfect Blend Of Luxury, Comfort, And Convenience.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures (Excluding Light Fixture In West Facing Bedroom), All Window Coverings & Hardware

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/07/2026 2:11:21 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



62 Inwood Ave Toronto Ontario M4J 3Y5 Toronto E03 Danforth Village-East York Toronto Taxes: \$10,790.98/2025 For: Sale % Dif: 108 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 23			Sold: \$2,151,000 List: \$1,999,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 31.25 x 118.2 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x3, 1x7x2nd, 2x4x2nd, 1x4xBsmt	Dir/Cross St: Donlands Ave/ Danforth Ave Directions: Donlands Ave/ Danforth Ave

MLS#: E12686554 **PIN#:** 104100380
Legal: LT 4 PL 3310 EAST YORK S/T & T/W EY186911; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Walk-Up / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Guest Accommodations	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.78	x 4.1	Open Concept	Hardwood Floor	Pot Lights
2	Family	Main	20.05	x 13.78	Fireplace	B/I Shelves	W/O To Deck
3	Dining	Main	15.68	x 9.09	Open Concept	Window	Hardwood Floor
4	Kitchen	Main	19.69	x 9.02	Open Concept	Stone Counter	B/I Appliances
5	Br	In Betwn	17.62	x 10.27	3 Pc Ensuite	Window	Hardwood Floor
6	Office	2nd	9.58	x 8.2	Hardwood Floor	Closet	B/I Shelves
7	Prim Bdrm	2nd	17.75	x 14.67	7 Pc Ensuite	W/I Closet	Balcony
8	Br	2nd	10.86	x 9.32	B/I Closet	4 Pc Ensuite	Window
9	Br	2nd	13.78	x 12.37	B/I Closet	Window	4 Pc Ensuite
10	Rec	Bsmt	19.55	x 16.73	Walk-Up	Hardwood Floor	
11	Br	Bsmt	14.6	x 10.56	Closet	Pot Lights	

Client Remks: Welcome to Apprx 3,600 square feet of luxury living in this breathtaking Stunning architectural Masterpiece offering an exceptional blend of design, comfort, and functionality. This fully renovated 2 storey residence showcases impeccable craftsmanship with extensive use of slab porcelain, slab limestone, skylights, expansive windows, glass railings, wall paneling and refined halogen lighting throughout. Step inside to a bright open-concept layout with soaring ceilings, geometric accent walls, architectural wood detailing, and an illuminated glass-railed staircase. An exceptionally large picture window anchors the main living space, flooding the home with natural light and creating a seamless indoor-outdoor connection. The main level flows effortlessly between the living, dining, and family rooms, ideal for entertaining and everyday living. The family room is the heart of the home, featuring a striking two-sided marble fireplace and custom built-in entertainment unit overlooking the backyard. The chef-inspired gourmet kitchen offers sleek custom cabinetry, premium stone countertops and backsplash, and an open-concept design perfect for gatherings. A rare and unique feature is the two-storey bedroom suite on the main level, complete with a three-piece ensuite and a private staircase leading to a loft-style retreat, ideal as a home office or studio. The 2nd level features spacious bedrooms, each with its own ensuite and either a walk-in or custom built-in floor to ceiling closet. The primary suite includes a 6 Piece spa-inspired ensuite with freestanding tub, glass shower, double vanity, boutique-style walk-in closet, and a private balcony overlooking the backyard. The finished walk-up basement offers a bright recreation area, additional bedroom, and washroom. With 4+1 bedrooms and 6 washrooms, this home delivers exceptional luxury and functionality. Step outside to a private backyard with deck and glass railing. Ideally located near schools, parks, transit & major routes.

Inclusions: All elf's. All window coverings. Newer Samsung: Stovetop, dishwasher, smart fridge with built in screen, microwave, oven. Rangehood. Upper floor: washer & dryer. Basement: washer & dryer. Built-in glass door beverage fridge.

Listing Contracted With: SOLTANIAN REAL ESTATE INC. Ph: 416-901-8881



98 Roosevelt Rd Toronto Ontario M4J 4T9 Toronto E03 Danforth Village-East York Toronto		Sold: \$2,038,000 List: \$2,088,000
Taxes: \$10,105/2025	For: Sale	% Dif: 98
Sold Date: 02/03/2026		
SPIS: No	Last Status: SLD	DOM: 14
Detached Link: N 2-Storey	Fronting On: W Acreage: 35 x 90 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 5 1x3xFlat, 1x5x2nd, 2x3x2nd, 1x4xBsmt
Dir/Cross St: Coxwell/Cosburn Directions: Access to Roosevelt from all directions		

MLS#: E12713788 **PIN#:** 104140372
Legal: PT LT 11 PL 3098 TWP OF YORK; PT LT 12 PL 3098 TWP OF YORK AS IN TB839748; S/T & T/W TB839748; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2014 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Exterior Feat: Awnings, Deck, Landscaped, Lawn Sprinkler System, Porch, Patio Interior Feat: Central Vacuum, Water Heater Owned, Upgraded Insulation, Sump Pump, Storage, On Demand Water Heater, In-Law Capability, Carpet Free, Bar Fridge, Auto Garage Door Remote Security Feat: Alarm System	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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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.88	x 5.31	Marble Floor	Closet Organizers	3 Pc Bath
2	Living	Main	13.19	x 12.8	Hardwood Floor	Juliette Balcony	Pot Lights
3	Dining	Main	16.99	x 11.88	Hardwood Floor	Coffered Ceiling	Pot Lights
4	Kitchen	Main	15.58	x 10.89	Centre Island	Marble Counter	Walk-Out
5	Family	Main	15.58	x 21.59	Hardwood Floor	Gas Fireplace	Open Concept
6	Prim Bdrm	2nd	18.37	x 15.68	Vaulted Ceiling	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	13.19	x 14.37	Hardwood Floor	3 Pc Ensuite	Closet Organizers
8	3rd Br	2nd	12.5	x 14.37	Hardwood Floor	3 Pc Ensuite	Closet Organizers
9	Rec	Bsmt	30.18	x 15.68	Laminate	Pot Lights	Large Window
10	4th Br	Bsmt	14.37	x 16.27	Laminate	Closet	B/I Closet
11	Other	Bsmt	8.5	x 6.17	Laminate	B/I Closet	

Client Remks: Outstanding custom built home! Thoughtfully designed & built with exceptional quality that can not be replicated at this value. Boasting over 2600 sqft above grade this home balances formal living & casual family friendly entertaining space. The living room has incredible natural light is a great spot for quiet conversation. The dining room is separate from the kitchen which creates an intimate dining experience. The kitchen is part of the spacious great room, perfect for everyday life. The massive centre island will be appreciated for casual meals. The appliances are top of the line & there is ample pantry space. The kitchen flows into a massive family room with a gas fireplace. There is a walkout to a large deck that overlooks the backyard. The primary suite spans the back of the home. The bedroom is kingsized with a vaulted ceiling. The 5pc ensuite is spa style luxury with a stand alone tub & steam shower. The walk-in closet has custom organizers for convenience. The other two bedrooms feature their own private 3pc ensuites & large closets with custom organizers. The second floor laundry will also be appreciated & the tile floor is curbed for function. The lower level offers high ceilings & large windows. The recreation room is the perfect catch all space & there is a 4th bedroom for guests. Closet overflow is not a problem, the lower level also provides ample storage. The exterior of this home is solid brick with a natural stone facade. The backyard is fully fenced there is a low maintenance perennial garden with blossoming cherry tree. Parking is not a problem, the private driveway & attached garage offer parking for 2 cars. Situated on a quiet family friendly street across from public green space which includes a park, tennis courts, lawn bowling & library. Minutes away is Dieppe Park with outdoor skating & baseball diamond. The public schools are well regarded & it is a short 1km walk to the subway. This is the ideal move up home in an established community!

Inclusions: Fisher & Paykel Fridge, Bosch Dishwasher, Wolf Oven, Dacor Oven/Microwave, Whirlpool Washer and Dryer, Magic Chef Wine Fridge, Chest Freezer, All Light Fixtures, All Window Covering, All Closet Organizers. B/I Closet in 4th Bed, Storage Room, Central Vac, Alarm Equipment (monitoring extra), Awning, Garage Door Opener, Irrigation System, 2 Gas Lines.

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/07/2026 2:11:21 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY **Ph:** 416-481-5666



175 Floyd Ave		Sold: \$2,200,000
Toronto Ontario M4J 2H9		List: \$2,348,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$5,725/2025	For: Sale	% Dif: 94
Sold Date: 05/01/2026		
SPIS: No	Last Status: SLD	DOM: 37
Detached	Fronting On: S	Rms: 11 + 3
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	30 x 110 Feet	Washrooms: 5
	Irreg:	1x5x2nd, 2x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: PAPE AND MORTIMER Directions: PAPE AND MORTIMER		

MLS#: E12918700	PIN#: 104060302
Legal: PCL 6614 SEC EAST TOWNSHIP OF YORK; LT 309 S/S FLOYD AV PL M484 EAST YORK; PT LT 310 S/S FLOYD AV	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Fin W/O	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000	Interior Feat: Carpet Free, Central Vacuum, ERV/HRV, In-Law Suite, Sump Pump, Water Heater Owned	HST Applicable to: Included In
Roof: Asphalt Rolled, Flat		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 11.81	Built-In Speakers	Hardwood Floor	Wainscoting
2	Dining	Main	13.12	x 11.81	B/I Shelves	Hardwood Floor	Pot Lights
3	Kitchen	Main	13.78	x 9.84	Modern Kitchen	Hardwood Floor	Led Lighting
4	Family	Main	19.26	x 16.4	Hardwood Floor	Fireplace	Window
5	Prim Bdrm	2nd	16.73	x 15.42	Hardwood Floor	5 Pc Ensuite	Wainscoting
6	2nd Br	2nd	16.08	x 9.51	Hardwood Floor	3 Pc Ensuite	Pot Lights
7	3rd Br	2nd	15.42	x 7.22	Hardwood Floor	3 Pc Ensuite	Pot Lights
8	4th Br	2nd	11.81	x 11.48	Hardwood Floor	3 Pc Ensuite	Pot Lights
9	Laundry	2nd	5.09	x 4.92	Ceramic Floor	Ceiling Fan	B/I Shelves
10	Rec	Bsmt	23.29	x 15.75	Wet Bar	Laminate	Walk-Up
11	Br	Bsmt	12.01	x 9.51	Closet	Laminate	Pot Lights

Client Remks: Located in the heart of Danforth Village - East York, this exceptional 2-storey home offers over 3,700 sq. ft. of finished living space, standing out from others on similarly sized lots. Featuring 4+1 bedrooms, 5 bathrooms, and a thoughtfully designed open-concept layout, this home blends space, comfort, and sophistication. The main level boasts soaring 14' & 10' ceilings, a gas fireplace, elegant finishes, and a chef's kitchen with a large quartz island, high-end appliances, and custom cabinetry - perfect for entertaining or everyday living. Wide-plank hardwood floors flow seamlessly throughout the home. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with walk-in closet and a spa-like ensuite featuring a freestanding tub, glass shower, and double vanity. Each bathroom is tastefully finished with a refined modern touch. The finished basement offers high ceilings, a separate entrance, a large rec room, an additional bedroom, and a full bath - ideal for guests, extended family, or future flexibility. Situated just minutes from Pape Subway, with close access to parks, schools, restaurants, and highways, this home delivers on both lifestyle and location. A rare opportunity to own a spacious, beautifully finished residence in one of Toronto's most vibrant and family-friendly communities

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 905-731-3948



3 Milton Rd Toronto Ontario M4J 4V1 Toronto E03 East York Toronto Taxes: \$5,383/2025 Sold Date: 04/19/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,460,888 List: \$2,488,888 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: E Acreage: 32.3 x 125 Feet Irreg:	Rms: 10 + 5 Bedrooms: 4 + 2 Washrooms: 5 1x6x2nd, 1x4x2nd, 1x3x2nd, 1x2xGround, 1x3xBsmt	Dir/Cross St: Coxwell Ave and Danforth Ave Directions: West of Coxwell Ave

MLS#: E12999802 **PIN#:**
Legal: LT 14 PL 3215 EAST YORK S/T & T/W CA612374; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Auto Garage Door Remote	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	20.01	x 11.15	Bay Window	Open Concept
2	Foyer	Main	21	x 7.55	Heated Floor	Closet
3	Powder Rm	Main	6.23	x 3.94	Concrete Counter	Ceramic Sink Porcelain Floor
4	Family	Main	14.11	x 12.14	Gas Fireplace	Built-In Speakers
5	Dining	Main	12.47	x 10.5	Open Concept	Large Window
6	Kitchen	Main	21	x 12.99	Centre Island	Custom Counter Stainless Steel Appl
7	Prim Bdrm	2nd	21.33	x 15.75	Ensuite Bath	Balcony W/I Closet
8	Bathroom	2nd	17.06	x 7.87	5 Pc Ensuite	Skylight Large Window
9	2nd Br	2nd	12.14	x 10.01	Closet	Window
10	3rd Br	2nd	12.47	x 12.63	Closet	Window Balcony
11	4th Br	2nd	13.45	x 10.83	Closet	Bay Window
12	Bathroom	2nd	8.2	x 6.89	4 Pc Bath	
13	Laundry	2nd	6	x 4.27	B/I Closet	
14	Bathroom	2nd	8.01	x 4	3 Pc Ensuite	
15	Br	Bsmt	12.01	x 11.48	Window	
16	Kitchen	Bsmt	16.08	x 7.97		
17	Family	Bsmt	15.75	x 10.17	Walk-Out	
18	Bathroom	Bsmt	7.22	x 5.25	3 Pc Bath	
19			3.94	x 3.28		
20	Rec	Bsmt	8.2	x 8.86	Window	

Client Remks: An exceptional, one-of-a-kind residence in the heart of East York-Welcome to 3 Milton Road. This custom home is a true masterpiece, artfully blending rustic elegance with modern sophistication. Boasting 11-foot ceilings on the main level and nearly 3,600 sq. ft. of refined living space, every detail has been thoughtfully curated. The designer kitchen is a showstopper, featuring a striking waterfall island and premium finishes with JennAir Appliances, ideal for both entertaining and everyday living. A heated foyer adds a touch of comfort, while the primary suite offers a serene retreat with a spacious walk-in closet and a spa-inspired 6-piece ensuite complete with heated floors and a skylight rainheads. Large windows elevate the home with natural light and sophistication throughout. Custom millwork throughout provides the home - a timeless appeal. Outdoor kitchen in backyard, perfect for entertaining and outdoor dining. Ideally located on a picturesque East York street, just walk to Michael Garron Hospital, prestigious Diefenbaker Elementary School district, the DVP, Downtown Toronto, Dieppe Park, and the vibrant Danforth. A rare offering not to be missed-view the virtual tour.

Listing Contracted With: COLDWELL BANKER REAL ESTATE PROFESSIONALS **Ph:** 905-415-2366



5 Knight St Toronto Ontario M4C 3K8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,308.78/2025 For: Sale % Dif: 92 Sold Date: 02/03/2026 SPIS: No Last Status: SLD DOM: 180			Sold: \$2,559,898.82 List: \$2,650,000
Detached Link: N Bungalow	Fronting On: E Acreage: 30 x 140 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x3xLower	Dir/Cross St: Coxwell Ave. / Mortimer Ave. Directions: Coxwell Ave. / Mortimer Ave.

MLS#: E12331107 **PIN#:** 104190217
Legal: LT 31 PL 2340 TWP OF YORK; PT LT 30 PL 2340 TWP OF YORK AS IN CA367397; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: None	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	0	0	
2	Dining	Main	0	0	
3	Kitchen	Main	0	0	
4	Prim Bdrm	Main	0	0	
5	2nd Br	Bsmt	0	0	
6	Rec	Bsmt	0	0	

Client Remks: Exceptional redevelopment opportunity in Toronto's thriving Missing Middle housing segment. This property offers the potential to create a modern 6-plex plus a detached garden suite (subject to municipal approvals). An ideal option for those looking to maximize property utility and adapt to multi-unit living trends. Current value works out to less than \$400,000 per potential dwelling unit, representing rare value in today's market for a well-located site. FoxyHome specializes in guiding property owners through the process of designing and building quality multi-unit residences that align with City of Toronto planning guidelines. Buyers are encouraged to perform their own due diligence regarding zoning, permits, and development feasibility. All information provided is believed to be accurate but is not warranted and should be independently verified. Keep your home and grow your wealth.

Inclusions: Existing: Fridge, stove. Washer and dryer. All electric light fixtures, all window coverings. Central air conditioner and equipment. Gas furnace and equipment. Hot water heater - owned.

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



74 Langford Ave Toronto Ontario M4J 3E3 Toronto E03 Danforth Toronto		Sold: \$2,530,000 List: \$2,699,000
Taxes: \$7,111.04/2025	For: Sale	% Dif: 94
Sold Date: 03/12/2026		
SPIS: No	Last Status: SLD	DOM: 113
Detached Link: N 3-Storey	Fronting On: W Acreage: 25 x 119 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x4xBsmt
Dir/Cross St: PAPE / DANFORTH Directions: PAPE / DANFORTH		

MLS#: E12559556 **PIN#:** 105350230
Legal: PT LT 21 W OF LANGFORD AV PL 948 TORONTO (MIDWAY); PT LT 22 W OF LANGFORD AV PL 948 TORONTO (MIDWAY) AS IN EV73615;
 S/T & T/W EV73615; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster / Wood Gar/Gar Spcs: Detached / 2 Drive: Lane, Mutual Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Built-In Oven, On Demand Water Heater, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agri: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.85	x 14.3	B/I Bookcase	Combined W/Dining	
2	Dining	Main	23.85	x 11.32	Combined W/Kitchen	Coffered Ceiling	Pot Lights
3	Kitchen	Main	12.83	x 14.27	Centre Island	B/I Bar	B/I Appliances
4	Mudroom	Main	10.89	x 3.28	B/I Closet	Walk-Out	
5	Powder Rm	Main	0	0	Window	2 Pc Bath	
6	2nd Br	2nd	11.02	x 10.89	Bay Window	3 Pc Ensuite	Closet Organizers
7	3rd Br	2nd	8.99	x 10.3	Large Window	Closet	Semi Ensuite
8	4th Br	2nd	16.57	x 8.17	Large Window	Closet	Semi Ensuite
9	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor	
10	Bathroom	2nd	0	0	3 Pc Ensuite	Tile Floor	
11	Prim Bdrm	3rd	15.03	x 15.58	Balcony	4 Pc Ensuite	W/I Closet
12	Bathroom	3rd	9.32	x 15.58	4 Pc Ensuite	Heated Floor	Tile Floor
13	Rec	Bsmt	22.44	x 12.14	Walk-Up	Broadloom	Pot Lights
14	5th Br	Bsmt	8.79	x 12.14	Closet	Broadloom	Pot Lights
15	Bathroom	Bsmt	0	0	4 Pc Bath	Tile Floor	Combined W/Laundry

Client Remks: A beautifully reimagined, fully renovated three-storey detached residence offering 4+1 bedrooms, 5 bathrooms, and a rare laneway-accessed double garage, this home blends refined design with thoughtful functionality in one of Toronto's most desirable neighbourhoods. A welcoming covered porch leads into a main floor that feels both elegant and inviting, where curated architectural details-white oak herringbone floors, custom millwork, restored heritage elements, coffered ceilings, and designer lighting-create a seamless flow through the open living, dining, and kitchen areas, complemented by a custom pantry with integrated bar and a bespoke mudroom at the rear entry. The second floor features three well-appointed bedrooms, including one with its own ensuite and two connected by a contemporary Jack and Jill bath, along with a dedicated laundry nook and excellent storage. The entire third level is dedicated to a private primary retreat with soaring ceilings, a built-in closet plus a separate walk-in closet with custom organization, a luxurious spa-inspired ensuite, and a walkout to a serene rooftop deck. The finished lower level offers a generous recreation space, an additional bedroom and bath, ample storage, and a separate walk-up entrance ideal for extended family or flexible use. The exterior is equally thoughtful, enhanced by warm wood accents, a spacious entertaining deck, landscaped grounds, upgraded lighting, and a double garage equipped with EV charging. With zoned climate systems, premium mechanicals, and sophisticated finishes throughout, this home delivers comfort, craftsmanship, and understated luxury. Located steps to Danforth Avenue, Pape and Donlands subway stations, top-rated schools, parks, the hospital, library, and a vibrant selection of shops and restaurants-with quick access to Downtown Toronto, the Beaches, and major routes including the DVP and QEW-this residence offers an exceptional lifestyle in a truly prime setting.

Inclusions: Appliances: Double Door Fridge, B/I Gas Stove, B/I Hood, B/I Oven, Dishwasher, 2 in 1 Washer on second floor, Washer & Dry in the basement. All existing electric light fixtures. All existing bathroom mirrors. Google Home thermostats. Digital keypad entry systems. Universal EV Charger.

Listing Contracted With: iCloud Realty Ltd. **Ph:** 416-364-4776