

	63 Ulster St Toronto Ontario M5S 1E6 Toronto C01 University Toronto Taxes: \$9,364.76/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 79		Sold: \$1,350,000 List: \$1,425,000 For: Sale % Dif: 95				
	Detached Link: N 2-Storey		Fronting On: S Acreage: 22.25 x 90 Feet Irreg:		Rms: 9 + 3 Bedrooms: 5 Washrooms: 1 1x4x2nd		
	Dir/Cross St: Bathurst St/College St. Directions: Between Bloor & College, East of Bathurst St. & South of Harbord St.						
	iCloud Realty Ltd., Brokerage						
MLS#: C12550048 PIN#: 212330367 Legal: PT LT 135-136 PL D107 TORONTO AS IN WA34603; S/T & T/W WA34603; CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Oil A/C: None Central Vac: No Apx Age: 51-99 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Right Of Way, Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School Interior Feat: Carpet Free		Zoning: R(d1*848) Cable TV: Hydro: Gas: Yes Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Accessibility Feat: Accessible Public Transit Nearby HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
Topography: Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.09	x 11.81	Hardwood Floor	B/I Bookcase	Closed Fireplace
2	Dining	Main	14.83	x 9.91	Hardwood Floor	French Doors	Formal Rm
3	Kitchen	Main	13.35	x 7.78	Hardwood Floor		
4	Breakfast	Main	10.01	x 9.25	Hardwood Floor	Formal Rm	
5	Prim Bdrm	2nd	12.86	x 10.01	Hardwood Floor	Closet	
6	2nd Br	2nd	13.22	x 7.81	Hardwood Floor		
7	3rd Br	2nd	9.84	x 8.53	Hardwood Floor	Closet	
8	4th Br	2nd	10.01	x 9.45	Hardwood Floor		
9	Den	2nd	10.17	x 9.28	Hardwood Floor	Formal Rm	
10	Rec	Bsmt	23.2	x 10.86	Concrete Floor		
Client Remks: Location, location! A rare opportunity for renovators, investors, architects, or families seeking a new destination. Restore this fully detached 2-story home with its original detached double-car garage at the back of the property. Solid original structure requiring renovation. Endless potential awaits your vision. All-brick structure with front veranda, 5 bedrooms, formal living, dining rooms, & breakfast room. 9 feet main-floor ceiling, full high basement with the side entrance. Original hardwood floors, doors, trims & baseboards. Located where South Annex/Harbord Village meets Little Italy. Steps to iconic Kensington Market, U of T, and Mirvish Village. Walking distance to Bathurst & Christie subway stations, with easy access to Queen's Park, major hospitals, and more. Enjoy Bloor West and College Street living with perfect 100 transit score. Close to top schools, restaurants, and cafes. Property sold as is, where is. No representation, warranties, or survey. An opportunity not to be missed. Inclusions: Kitchen Fridge & Gas Stove. Hot Water Tank Owned.							
Listing Contracted With: iCloud Realty Ltd. Ph: 416-364-4776							



190 Brunswick Ave Toronto Ontario M5S 2M5 Toronto C01 University Toronto Taxes: \$10,519.51/2025 Sold Date: 03/26/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,550,000 List: \$1,850,000 For: Sale % Dif: 138
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 120 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 3 2x4x2nd, 1x4xLower	Dir/Cross St: Harbord/Brunswick Directions: Harbord/Brunswick

MLS#: C12908698 **PIN#:** 212320204

Legal: Plan D185 Lot 35

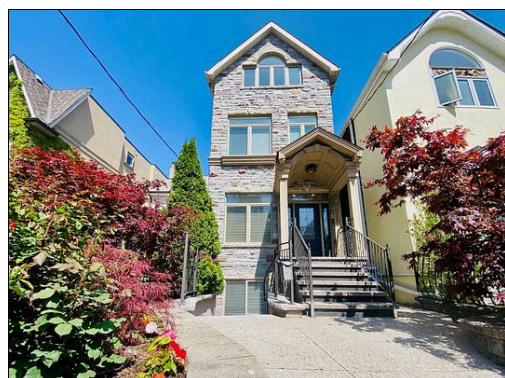
Kitchens: 2 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1870 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Veneer Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 6	Stained Glass	Leaded Glass	Panelled
2	Living	Main	18.24	x 12.83	Bay Window	Gas Fireplace	French Doors
3	Dining	Main	12.83	x 12.5	Crown Moulding	Pot Lights	Hardwood Floor
4	Kitchen	Main	13.68	x 9.84	Skylight	Stainless Steel Appl	Pot Lights
5	Family	Main	15.26	x 13.16	Wall Sconce Lighting	Crown Moulding	Hardwood Floor
6	Prim Bdrm	2nd	14.34	x 11.75	4 Pc Ensuite	Closet	Hardwood Floor
7	Br	2nd	12.83	x 10.99	Closet	Hardwood Floor	
8	Br	2nd	10.01	x 9.42	Semi Ensuite	Hardwood Floor	
9	Bathroom	2nd	13.16	x 5.15	4 Pc Bath	Separate Shower	Wall Sconce Lighting
10	Loft	3rd	17.16	x 11.75	Skylight	Pot Lights	
11	Living	Lower	14.01	x 11.32	Open Concept	Combined W/Kitchen	Breakfast Bar
12	Br	Lower	12.6	x 8.99	Closet		
13	Laundry	Lower	10.01	x 14.3			

Client Remks: Stately Victorian masterpiece. Much-admired Harbord Village detached home. Large 25' X 120' lot. Meticulously preserved Victorian grandeur with modern upgrades. Striking architectural details. Grand principal rooms. Intricate period features. Bay windows, 10' ceilings on main floor, crown mouldings, embossed paneling. Gas fireplace, ornate mantle. Spacious kitchen awash with natural light. Stainless steel appliances, ample storage & counter space. Walkout to deep treed yard abutting quiet parkette. 3 + 1 bedrooms, 3 baths. Main floor family room, 3rd floor storage loft. Bright primary suite with four-piece ensuite bathroom & tall ceilings. Finished basement w/ sep. entrance. Detached garage with laneway suite potential. Fabulous location. Perfect 100 transit & bike scores; 97 walk score. Steps to celebrated Harbord dining, bakeries & shops. Short walk to U of T, Queen's Park, hospitals & Yorkville. Magnificent presence & charm - prepare to fall in love!

Inclusions: Existing light fixtures (except where excluded), chandelier in main floor family room (as-is condition), existing window coverings, gas insert fireplace on main floor (as-is condition), stainless steel fridge, stove, microwave, dishwasher, washer, dryer, basement fridge and stove, central air, hot water tank (owned).

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



329 Lippincott St Toronto Ontario M5S 2P6 Toronto C01 University Toronto Taxes: \$13,826.95/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 34			Sold: \$1,850,000 List: \$1,998,000 For: Sale % Dif: 93
Detached Link: N 3-Storey	Fronting On: E Acreage: 18.25 x 139.58 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain, 1x4xBsmt	Dir/Cross St: BATHURST AND BLOOR Directions: THE ANNEX - BATHURST AND BLOOR

MLS#: C13149568 **PIN#:** 212320092
Legal: Pt Lt 24 Pl 112 Toronto As In Ca794793

Kitchens: 2 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: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 14.83	Open Concept	Gas Fireplace	Hardwood Floor
2	Dining	Main	13.42	x 13.12	Open Concept	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	14.17	x 15.58	W/O To Garden	Granite Counter	Stone Floor
4	Prim Bdrm	2nd	14.24	x 18.73	5 Pc Ensuite	Hardwood Floor	Cathedral Ceiling
5	2nd Br	2nd	14.24	x 14.93	4 Pc Ensuite	Large Closet	Hardwood Floor
6	3rd Br	3rd	14.14	x 18.14	Large Closet	Large Window	Hardwood Floor
7	4th Br	3rd	14.17	x 13.75	Skylight	Closet	Open Concept
8	5th Br	Bsmt	10.73	x 9.84	Above Grade Window	Large Closet	Laminate
9	Kitchen	Bsmt	14.76	x 9.84	Stone Floor	Breakfast Bar	Stainless Steel Appl
10	Rec	Bsmt	14.76	x 13.45	Laminate	Open Concept	Above Grade Window

Client Remks: Client RemarksStunning & Luxurious Custom Built 3 Storey Detached Executive Family Home Gleaming With Natural Light In A Prime Annex Neighbourhood At Bathurst & Bloor. Unique Designer Floor Plan With 4 Spacious Bedrooms + Office Area. Rich Cherry Hardwood Flooring & Extra High Smooth Ceilings Throughout With Gorgeous Open Staircases & Custom Railings. Spacious Open Concept Main Floor With Gas Fireplace, Custom Pot Lights & Walk Out To Landscaped Backyard From The Gorgeous Gourmet Kitchen With Stone Flooring. Primary Bedroom On 2nd Floor With 5 Piece Ensuite & Heated Floors Featuring A Custom Etched Art Glass Wall. Second Bedroom Also Features 4 Piece Ensuite. Bright 3rd Floor With 4 Skylights Open To Below + 2 More Bedrooms. Convenient 1 Bedroom Basement Apartment With Separate Entrance Suitable As A Nanny Suite Or For Rental Income. Detached Private Double Garage, Easily Converted To Laneway Housing As Per City Of Toronto Guidelines. Loving Maintained, This House Is A Must See! Shows Very Well, A+!

Inclusions: Stainless Kitchen Appliances: Side By Side Fridge With Ice Water Dispenser, Dishwasher, Glass Top Stove, Microwave, Hood Fan. Full Size Stacked Front Load Washer & Dryer. Primary 5 Piece Ensuite With Heated Floor. Basement Stainless Fridge & Stove, White Microwave, Full Size Stacked Washer/Dryer. Gas Furnace, Hot Water Tank, Central Air Conditioning. Existing Light Fixtures, Ceiling Fans And Window Coverings. Detached Double Garage

Listing Contracted With: ROYAL LEPAGE TERREQUITY SW REALTY **Ph:** 416-495-2868