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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>30 Woodside Ave</b><br><b>Toronto Ontario M6P 1L7</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$7,736.93/2025<br><b>Sold Date:</b> 05/04/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 6 |                                                                           |                                                                                 | <b>Sold: \$1,450,000</b><br><b>List: \$1,398,000</b><br><br><b>For:</b> Sale<br><b>% Dif:</b> 104              |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                          | <b>Fronting On:</b> N<br><b>Acreage:</b><br>30 x 95 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x2xMain, 1x4x2nd | <b>Dir/Cross St:</b> Fairview Avenue & Woodside Avenue<br><b>Directions:</b> Fairview Avenue & Woodside Avenue |

**MLS#:** W13055170 **PIN#:** 213640284  
**Legal:** FIRSTLY: PCL 1-5 SEC M135; PT LT 1 N/S WOODSIDE AV PL M135 TORONTO; PT LT 2 N/S WOODSIDE AV PL M135 TORONTO COMM AT A POINT IN THE NLY LIMIT OF WOODSIDE AV DISTANT 39 FT 6 INCHES MEASURED ELY THEREON FROM THE SW ANGLE OF LT 2. THENCE NLY IN A STRAIGHT LINE PARALLEL TO THE WLY LIMIT OF LT 2, A DISTANCE OF 95 FT. THENCE ELY AND PARALLEL WITH THE SLY LIMIT OF LOTS 1 AND 2 A DISTANCE OF 28 FT MORE OR LESS TO A POINT DISTANT 4 FT 6 INCHES MEASURED ELY FROM THE W LIMIT OF LT 1. THENCE SLY...

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Wood<br><b>A/C:</b> Other<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1925<br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description     |              |
|----|-----------|-------|-------------|------------|-----------------|--------------|
| 1  | Living    | Main  | 15.58       | x 12.24    | Brick Fireplace | Large Window |
| 2  | Dining    | Main  | 13.32       | x 11.84    | Large Window    | Wainscoting  |
| 3  | Kitchen   | Main  | 13.32       | x 7.84     |                 |              |
| 4  | Mudroom   | Main  | 5.41        | x 4.99     | B/I Shelves     | W/O To Deck  |
| 5  | Prim Bdrm | 2nd   | 13.85       | x 12.76    | W/I Closet      | Large Window |
| 6  | 2nd Br    | 2nd   | 13.25       | x 9.84     | Closet          | Window       |
| 7  | 3rd Br    | 2nd   | 13.25       | x 10.01    | Closet          | Window       |
| 8  | Utility   | Lower | 15.85       | x 10.24    |                 |              |
| 9  | Rec       | Lower | 11.75       | x 11.15    |                 |              |
| 10 | Laundry   | Lower | 8.99        | x 7.35     |                 |              |
| 11 | Workshop  | Lower | 8.99        | x 6.33     |                 |              |

**Client Remks:** In the heart of Bloor West Village-High Park, 30 Woodside Avenue is perfectly situated on a quiet, tree-lined, family-friendly street. This exceptionally well-maintained 3 bedroom, 1.5 bathroom home is full of original charm including ambient principal rooms featuring wood floors, high ceilings, stained glass, a functioning wood burning fireplace, and original wainscoting. The classic enclosed front porch invites relaxation with coffee, crosswords, birdsong, and views of the perennial garden. A cheerful kitchen extends to a generous mudroom and opens upon a fenced backyard-perfect for kids, pets, and outdoor family living. On the upper level, the primary bedroom effortlessly fits a king bed and boasts an extensive walk-in closet. The two additional bedrooms are bright and sunny, each with a generous closet and ample space for a desk. The family bath has cozy heated floors, a tub and stand alone shower. There is also a separate large linen closet in the hallway making this floor very functional. With its separate side entrance and a partial bath already installed, the lower level offers exciting potential as an income-generating suite, additional bedroom space, or a spacious playroom or den. The location is second to none! Enjoy the close proximity to top schools, Ravina Gardens, High Park, the subway, and the best of Bloor West Village, Baby Point Gates and The Junction. Lovingly maintained and full of possibility, this is a rare chance to put down roots in one of Toronto's most cherished west-end neighbourhoods and make this special character home your family's own.

**Inclusions:** see schedule B  
**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD. **Ph:** 416-717-8853



|                                                                                 |  |                               |                                        |              |  |
|---------------------------------------------------------------------------------|--|-------------------------------|----------------------------------------|--------------|--|
| 283 Pacific Ave<br>Toronto Ontario M6P 2P8<br>Toronto W02 Junction Area Toronto |  |                               | Sold: \$1,800,000<br>List: \$1,499,000 |              |  |
| Taxes: \$7,978.24/2025                                                          |  | For: Sale                     |                                        | % Dif: 120   |  |
| Sold Date: 03/31/2026                                                           |  |                               |                                        |              |  |
| SPIS: No                                                                        |  | Last Status: SLD              |                                        | DOM: 0       |  |
| Detached                                                                        |  | Fronting On: E                |                                        | Rms: 6       |  |
| Link: N                                                                         |  | Acreage:                      |                                        | Bedrooms: 3  |  |
| 2-Storey                                                                        |  | 25 x 126 Feet                 |                                        | Washrooms: 3 |  |
| Irreg:                                                                          |  | 1x4x2nd, 1x2xGround, 1x2xBsmt |                                        |              |  |
| Dir/Cross St: Humberside Directions: Humberside                                 |  |                               |                                        |              |  |

**MLS#:** W12938372      **PIN#:** 213650127  
**Legal:** PT LT 2 BLK 17 PL 553 WEST TORONTO JUNCTION AS IN CA224849 CITY OF TORONTO

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant, Water / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1900<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> Other<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Alum Siding / Wood<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 3<br><b>Tot Prk Spcs:</b> 5<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, Rec Centre, School<br><b>Exterior Feat:</b> Porch<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Year:</b> 1983<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |
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| <b>Topography:</b> Flat |           |        |             |            |                |                |                |
|-------------------------|-----------|--------|-------------|------------|----------------|----------------|----------------|
| #                       | Room      | Level  | Length (ft) | Width (ft) | Description    |                |                |
| 1                       | Living    | Ground | 12.66       | x 11.25    | Hardwood Floor | Formal Rm      | Window         |
| 2                       | Dining    | Ground | 15.58       | x 11.25    | Hardwood Floor | Formal Rm      | Bay Window     |
| 3                       | Kitchen   | Ground | 15.58       | x 13.48    | Eat-In Kitchen | 2 Pc Ensuite   | Separate Rm    |
| 4                       | Prim Bdrm | 2nd    | 15.16       | x 10.83    | Hardwood Floor | Window         | Window         |
| 5                       | 2nd Br    | 2nd    | 11.75       | x 11.58    | Hardwood Floor | Closet         | Window         |
| 6                       | 3rd Br    | 2nd    | 13.42       | x 8.99     | Hardwood Floor | O/Looks Garden | Window         |
| 7                       | Rec       | Bsmt   | 44.75       | x 17.16    | Window         | 2 Pc Ensuite   | Window         |
| 8                       | Foyer     | Ground | 25.59       | x 5.74     | Hardwood Floor | W/O To Deck    | Hardwood Floor |

**Client Remks:** Welcome to Toronto's highly coveted High Park North-Junction neighbourhood-where timeless charm meets extraordinary opportunity. This quintessential Victorian-era residence offers arare blend of character, scale, and future potential in one of the city's most desirable west end communities.This warm and inviting three-bedroom, three-bathroom family home is filled with natural light and rich architectural detail, offering comfortable living today with the flexibility toevolve for tomorrow.Set on an exceptional, rarely offered deep lot, the property features a private three-car driveway and a detached two-car garage (upgraded in 2018)-a true luxury in the area. What truly sets this offering apart is its outstanding development potential: the lot lends itself to severance, creating the opportunity to build a second detached residence fronting onto Aziel Street. A proven precedent exists-similar lots, including 299 Pacific Avenue, have successfully severed and developed, with newly built homes achieving sale prices in the range of \$1.8M.Whether you envision expanding, investing, or creating a multi-generational compound, this property offers a compelling "two-for-one" opportunity with significant upside.Perfectly positioned just steps from High Park-Toronto's premier green space-residents enjoy access to scenic trails, sports facilities, and year-round recreation. The home is also within walking distance to four of the west end's most vibrant shopping districts: The Junction,Roncesvalles Village, Bloor West Village, and the High Park strip, each offering a dynamic mix of cafes, restaurants, and boutique shops. Excellent schools, along with seamless access to the subway, GO Transit, and UP Express, make this an ideal location for families and commuters a like.A rare and remarkable offering-combining location, lifestyle, and transformative potential.Opportunities like this are few and far between

**Inclusions:** fridge (GE), stove (S/S gas GE), over the stove microwave (Kenmore) with vent hood, built-in dishwasher (Bosch), washer (Bosch), dryer (GE), and all electrical light fixtures (i.e. save and except living room chandelier).

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-496-9220



**317 Runnymede Rd**  
**Toronto Ontario M6S 2Y5**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,503.17/2025 **For:** Sale **% Dif:** 97  
**Sold Date:** 04/24/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 50  
**Detached** **Fronting On:** E **Rms:** 7 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 30 x 120 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Bloor Street West & Runnymede Road  
**Directions:** Just North Of Bloor Street West & Runnymede Subway Station (Line 2)

**MLS#:** W12850956 **PIN#:** 213700013

**Legal:** See Schedule C

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Full / Part Fin<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1920<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Right Of Way<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Arts Centre, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Carpet Free, Floor Drain, In-Law Capability, Storage Area Lockers | <b>Zoning:</b><br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b><br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Heater<br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description         |                      |                  |
|----|-----------|-------|-------------|------------|---------------------|----------------------|------------------|
| 1  | Foyer     | Main  | 10.37       | x 9.02     | Hardwood Floor      | Closet               | Large Window     |
| 2  | Living    | Main  | 16.6        | x 12.24    | Hardwood Floor      | Fireplace            | Crown Moulding   |
| 3  | Dining    | Main  | 12.3        | x 11.25    | Hardwood Floor      | Leaded Glass         | Crown Moulding   |
| 4  | Kitchen   | Main  | 15.09       | x 9.97     | Family Size Kitchen | Stainless Steel Coun | W/O To Yard      |
| 5  | Prim Bdrm | 2nd   | 14.4        | x 10.5     | Hardwood Floor      | Closet               | O/Looks Backyard |
| 6  | 2nd Br    | 2nd   | 12.04       | x 10.66    | Hardwood Floor      | Closet               | Large Window     |
| 7  | 3rd Br    | 2nd   | 14.53       | x 10.53    | Hardwood Floor      | Closet               | Large Window     |
| 8  | 4th Br    | 2nd   | 10.4        | x 9.68     | Hardwood Floor      | Large Window         | O/Looks Backyard |
| 9  | Bathroom  | 2nd   | 7.19        | x 5.51     | 4 Pc Bath           | Ceramic Floor        | Large Window     |
| 10 | Rec       | Lower | 19.03       | x 11.88    | Broadloom           | Window               |                  |
| 11 | Bathroom  | Lower | 8.66        | x 4.2      | 4 Pc Bath           | Laminate             |                  |

**Client Remks:** Well Loved By The Same Family For 48 Years! You Too May Thrive Here Longterm-3 Levels Of Bright Airy Living Space Awaiting Your Creative Input-Ideal For Those Seeking Their 'Forever' Home! Perfectly Located In The Hub Of A Family-Friendly Community, On The 'School' Side Of A Popular Street Amongst Other Beautifully Crafted Century Homes. Enjoy The Private Backyard Where Rear Neighbours Are Not Readily Noticeable-A Serene Space With Ample Room For Kids, Pets & Entertaining. Front Entrance Foyer Has A Rare Large Closet-Store Your Outdoor Gear Out Of Sight! Original Character Embodies Traditional Elegance-Classic Decorative Glass Doors Separate The Entrance Foyer & Dining Room From The Grand Over-Sized Living Room. Original Leaded Glass Accent Windows (3), Crown Molding In The Living & Dining Room, Fireplace, Exposed Wood, Dinner-Party Sized Dining Room (Ideal For Family Gatherings & Entertainment Ease!), Recently Refinished Oak Hardwood Floors. Functional Kitchen Has Added Storage Space In The Cold Room. Door To Yard Facilitates Access To BBQ! King-Size Primary, Closets In Bedrooms, Linen Storage. Sunlight Streams Thru Over-Sized Windows-A Breath Of Fresh Air! Separate Side Door Enables Entry To Basement Loaded With Potential-Note Two Storage Rooms - Wine Cellar Anyone? Ez Parking & Wide Shared Drive For Effortless Entry To The Rare Double Garage.Pleasant 5 Minute Walk To Runnymede Subway Station, 5-10 Mins To Top School Catchments Including Runnymede Jr & Sr PS, Humberside CI & More! Stroll To 400 Acre High Park, Excellent Transit Options-Up Express & GO Provide A Quick Commute To Downtown/Pearson Airport-Such A Breeze! Ensures Fast Leisure & Downtown Accessibility! Delightful Walk To All Three: The Junction, Bloor West Village & Roncy. This Spacious Cherished Home Is Perfect For A Growing Family & Checks All The Right Boxes-CreateYour Masterpiece Now Or Down The Road. This Attractive Home Brimming W/Pride-Of-Ownership Will Put A Smile On Your Face!  
**Inclusions:** See Schedule C. Note: All Chattels And Fixtures Are Sold AS IS Without Warranty. Existing: Electric Light Fixtures, Fridge, Stove, Washer, Dryer, Forced Air Furnace And Central Air Conditioning Unit.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-762-8255



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| <b>84 Fairview Ave</b><br><b>Toronto Ontario M6P 3A4</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$7,676.61/2025<br><b>Sold Date:</b> 05/25/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 6 |                                                                            |                                                                                     | <b>Sold:</b> \$1,790,000<br><b>List:</b> \$1,599,000<br><br><b>For:</b> Sale <b>% Dif:</b> 112 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                    | <b>Fronting On:</b> W<br><b>Acreage:</b><br>25 x 115 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x3x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Annette/Evelyn<br><b>Directions:</b> Annette/Evelyn                       |

**MLS#:** W13142630      **PIN#:** 213630331  
**Legal:** PT LT 27 PL 805 WEST TORONTO JUNCTION AS IN WT79580; CITY OF TORONTO

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1921<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Auto Garage Door<br>Remote, Carpet Free, Floor Drain, Storage<br>Area Lockers | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level | Length (ft) | Width (ft) | Description     |                 |                     |
|---|-----------|-------|-------------|------------|-----------------|-----------------|---------------------|
| 1 | Living    | Main  | 17.72       | x 12.47    | Brick Fireplace | Bay Window      | Hardwood Floor      |
| 2 | Kitchen   | Main  | 11.38       | x 12.86    | Breakfast Area  | Granite Counter | Family Size Kitchen |
| 3 | Prim Bdrm | 2nd   | 17.91       | x 10.17    | Closet          |                 |                     |
| 4 | 2nd Br    | 2nd   | 14.11       | x 10.2     | Closet          |                 |                     |
| 5 | 3rd Br    | 2nd   | 11.68       | x 9.84     | Closet          |                 |                     |
| 6 | Family    | Bsmt  | 18.73       | x 13.71    | Renovated       |                 |                     |

**Client Remks:** Beautifully renovated detached 2-storey home on a quiet, wide street in Toronto's sought-after west end. Thoughtfully updated throughout with all new floors, trim, doors, a renovated upstairs bathroom, and a redesigned open-concept main floor that balances modern function with timeless character. The main living area is anchored by a charming original fireplace and filled with natural light. The chef's kitchen offers expansive counter space, exceptional storage, and seamless flow for every day living and entertaining. A large mudroom adds valuable practicality and organization rarely found in homes of this era. Upstairs features 3 well-proportioned bedrooms and a fully renovated bathroom with clean, timeless finishes. The finished lower level adds additional flexible living space, while the private fenced backyard creates an ideal outdoor retreat. Detached 2 car garage with laneway access provides rare convenience. Located close to TTC subway access, Bloor West Village, High Park, parks, and daily amenities. Situated within desirable Annette St. JR & SR public school catchment. A thoughtfully reimagined home that blends character, warmth, and modern ease.

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, fixed lighting and blinds  
**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. **Ph:** 416-699-0303



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| <b>124 Evelyn Ave</b><br><b>Toronto Ontario M6P 2Z5</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$7,834.96/2026<br><b>Sold Date:</b> 03/03/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 8 |                                                                                 |                                                                                     | <b>Sold: \$1,901,000</b><br><b>List: \$1,698,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 112 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>33.92 x 94.33 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Bloor/Runnymede <b>Directions:</b> Bloor/Runnymede                        |

**MLS#:** W12811998      **PIN#:** 213640125  
**Legal:** PT LT 16-17 PL 1074 WEST TORONTO JUNCTION AS IN CA482590; CITY OF TORONTO

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Block<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Attached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level  | Length (ft) | Width (ft) | Description    |                   |                    |
|---|-----------|--------|-------------|------------|----------------|-------------------|--------------------|
| 1 | Living    | Ground | 11.84       | x 18.14    | Fireplace      | Window            | Hardwood Floor     |
| 2 | Dining    | Ground | 11.52       | x 11.38    | Hardwood Floor | O/Looks Frontyard | Combined W/Kitchen |
| 3 | Kitchen   | Ground | 10.17       | x 11.84    | Updated        | Granite Counter   | Pot Lights         |
| 4 | Prim Bdrm | 2nd    | 11.84       | x 18.18    | Hardwood Floor | His/Hers Closets  | Window             |
| 5 | 2nd Br    | 2nd    | 11.52       | x 9.45     | Hardwood Floor | Closet            | O/Looks Backyard   |
| 6 | 3rd Br    | 2nd    | 11.52       | x 9.35     | Hardwood Floor | Closet            | O/Looks Frontyard  |
| 7 | Family    | Bsmt   | 11.25       | x 18.14    | Fireplace      | Hardwood Floor    | B/I Shelves        |
| 8 | Laundry   | Bsmt   | 10.99       | x 12.17    | Tile Floor     |                   |                    |
| 9 | Other     | Bsmt   | 10.99       | x 9.12     | Wet Bar        | Tile Floor        | Above Grade Window |

**Client Remks:** Located on a prime corner lot in sought-after High Park North, this centre hall plan is full of warmth, charm, and great curb appeal. Surrounded by beautiful landscaping, this 3 bedrooms and 2 bathroom home is designed for comfortable family living in one of Toronto's most loved neighbourhoods. The main floor features hardwood flooring throughout. The living room is bright and cozy, complete with a fireplace perfect for unwinding at the end of the day. The spacious dining room overlooks the updated kitchen with granite countertops, stainless steel appliances and pot lights. Upstairs, the spacious primary bedroom offers two separate closets and many windows that fill the room with natural light. The second and third bedrooms are well-sized, each with their own closet and windows overlooking the back & front yard. The finished basement adds extra living space with a family room featuring a fireplace and built-in shelves, a generous laundry room, and a 3-piece bathroom. Step outside to your private backyard oasis - a beautifully landscaped and spacious retreat ideal for summer entertaining or gardening along with a garage and private driveway. Just a short walk to High Park, the subway, TTC, and the shops and restaurants of Bloor West Village and The Junction. Located in a close-knit, family-oriented community with great schools and green space nearby, this home offers the perfect balance of city living and neighbourhood charm! **\*\*Humberside Collegiate & Annette Street Jr & Sr P.S.\*\***

**Inclusions:** Cooktop, Fridge, Oven. Basement: washer, dryer. Electrical Light Fixtures, Window Coverings. **\*\*Updates:** Basement 2005 full Reno included waterproofing foundation. kitchen/dining 2012, Front porch 2016, roof 2020. landscaping throughout

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



|                                                                                                                                                                                                                             |                                                                                  |                                                                                     |                                                                                               |
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| <b>181 Clendenan Ave</b><br><b>Toronto Ontario M6P 2W9</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$8,307.37/2025<br><b>Sold Date:</b> 03/09/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 4 |                                                                                  |                                                                                     | <b>Sold: \$1,752,500</b><br><b>List: \$1,769,900</b><br><br><b>For:</b> Sale <b>% Dif:</b> 99 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                      | <b>Fronting On:</b> E<br><b>Acreage:</b><br>25.08 x 190.42 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 3<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt |                                                                                               |
| <b>Dir/Cross St:</b> Bloor St W and Runnymede Rd<br><b>Directions:</b> north of Bloor St W, east of Runnymede Rd                                                                                                            |                                                                                  |                                                                                     |                                                                                               |

**MLS#:** W12852338      **PIN#:** 213680199  
**Legal:** Part Lot 34 Plan 996 West Toronto Junction as in CT971236; T/W & S/T CT971236; City of Toronto

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Walk-Up<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Other<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Central Vacuum, Fireplace/Stove<br><b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum, In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level | Length (ft) | Width (ft) | Description    |               |              |
|---|-----------|-------|-------------|------------|----------------|---------------|--------------|
| 1 | Living    | Main  | 18.47       | x 11.25    | Wood Trim      | Fireplace     | French Doors |
| 2 | Dining    | Main  | 13.88       | x 10.27    | Separate Rm    | Wood Trim     | French Doors |
| 3 | Kitchen   | Main  | 21.1        | x 8.3      | Modern Kitchen | Breakfast Bar | W/O To Yard  |
| 4 | Prim Bdrm | 2nd   | 13.88       | x 9.28     |                |               |              |
| 5 | 2nd Br    | 2nd   | 15.19       | x 9.94     |                |               |              |
| 6 | 3rd Br    | 2nd   | 11.91       | x 8.63     |                |               |              |
| 7 | 4th Br    | 2nd   | 14.86       | x 10.6     |                |               |              |
| 8 | Rec       | Bsmt  | 31.27       | x 17.49    |                |               |              |

**Client Remks:** Welcome to 181 Clendenan Ave. Graceful wood trimmed four bedroom home has been beautifully and thoughtfully renovated, retaining the original charm, but with modern washrooms and eat in kitchen. Separate living room with wide west windows, streaming natural light. The brick fireplace is currently closed and is easy to convert back to a wood-burning fireplace. French doors into the living room and French doors in the dining room are original to the home. The dining room features wood trim ceiling with a modern chandelier and pot lights and a large east facing window. Well designed kitchen with abundance of storage and breakfast bar provide easy access to the covered patio and barbeque size backyard. Substantial garage with side workshop area. There is room to park a second car behind the house. Discover your own private wonderland with a huge backyard located behind the garage. The lower level feature is a children's family room with a modern three-piece washroom, a home office, separate laundry, storage and bar area. Excellent home inspection report available from Carson Dunlop, summary left at the house.

**Inclusions:** Forced air gas furnace, central air conditioning, drapery rods, full size washer and dryer, refrigerator, electric stove and vent hood, dishwasher, beverage refrigerator in lower level, garage door opener and remote.

**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



|                                                                                               |                                                                            |                                                                                         |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>48 Evelyn Ave</b><br><b>Toronto Ontario M6P 2Y9</b><br>Toronto W02 High Park North Toronto |                                                                            | <b>Sold: \$2,030,000</b><br><b>List: \$1,798,000</b>                                    |
| <b>Taxes:</b> \$8,747.40/2025                                                                 | <b>For:</b> Sale                                                           | <b>% Dif:</b> 113                                                                       |
| <b>Sold Date:</b> 03/23/2026                                                                  |                                                                            |                                                                                         |
| <b>SPIS:</b> No                                                                               | <b>Last Status:</b> SLD                                                    | <b>DOM:</b> 0                                                                           |
| Detached<br><b>Link:</b> N<br>2-Storey                                                        | <b>Fronting On:</b> W<br><b>Acreage:</b><br>30 x 120 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x4xBsmt |
| <b>Dir/Cross St:</b> Glendonwynne Rd /Glenlake Ave/Bloor St/Runnymede                         |                                                                            |                                                                                         |
| <b>Directions:</b> Glendonwynne Rd /Glenlake Ave/Bloor St/Runnymede                           |                                                                            |                                                                                         |

**MLS#:** W12910282 **PIN#:** 213690188  
**Legal:** PT LT 15-16 PL 862 WEST TORONTO JUNCTION AS IN CA418126; S/T & T/W CA418126; S/T EXECUTION 97-004690, IF ENFORCEABLE;  
 CITY OF TORONTO

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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1919<br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Right Of Way<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level  | Length (ft) | Width (ft) | Description        |                      |                   |
|----|-----------|--------|-------------|------------|--------------------|----------------------|-------------------|
| 1  | Foyer     | Ground | 0           | 0          | Hardwood Floor     | Beamed               | Wood Trim         |
| 2  | Living    | Ground | 0           | 0          | Fireplace          | French Doors         | Hardwood Floor    |
| 3  | Dining    | Ground | 0           | 0          | Bay Window         | Pocket Doors         | Hardwood Floor    |
| 4  | Kitchen   | Ground | 0           | 0          | Pot Lights         | Quartz Counter       | Breakfast Bar     |
| 5  | Kitchen   | Ground | 0           | 0          | W/O To Deck        | Stainless Steel Appl | Cork Floor        |
| 6  | Prim Bdrm | 2nd    | 0           | 0          | Pot Lights         | Hardwood Floor       | Closet Organizers |
| 7  | 2nd Br    | 2nd    | 0           | 0          | Fireplace          | Large Window         | Plate Rail        |
| 8  | 3rd Br    | 2nd    | 0           | 0          | Hardwood Floor     | Closet               | Window            |
| 9  | 4th Br    | 2nd    | 0           | 0          | Hardwood Floor     | Closet               | Window            |
| 10 | Family    | Bsmt   | 0           | 0          | Above Grade Window | Broadloom            | 4 Pc Bath         |
| 11 | Cold/Cant | Bsmt   | 0           | 0          |                    |                      |                   |
| 12 | Laundry   | Bsmt   | 0           | 0          | Above Grade Window | Separate Rm          |                   |
| 13 | Utility   | Bsmt   | 0           | 0          | Above Grade Window |                      |                   |

**Client Remks:** This fabulous and very spacious two-storey home is stately located in High Park North, near Glenlake and Glendonwynne, on a quiet, tree-lined street. It sits on a 30 x 120 ft lot and features 4 spacious bedrooms and 2 updated bathrooms. A spectacular front lawn with perennial landscaping and stone steps leads to a welcoming sun porch and into a spacious foyer with beamed ceilings, hardwood floors, wood trim, and classic wood banisters. The formal livingroom features a coal fireplace, French doors, hardwood floors, and wood trim, and opens through pocket doors into a massive dining room with a bay window, hardwood floors, and wood detailing. The home offers a custom, spacious modern kitchen with quartz countertops and a breakfast bar, pot lights, cork flooring, and stainless steel appliances, including a cooktop and built-in oven and walkout to a deck and stunning perennial garden with stone accents and an evergreen fence. The property also includes a shared driveway and garage. The 2nd floor features a primary bedrm with pot lights & closet organizers, along with hardwood floors and wood trim throughout. A 2nd large bedrm boasts a wall-to-wall window and fireplace, combined with office space. The finished basement, with a separate entrance, includes a family room with above-grade windows, a renovated 4-piece bathroom with a Jacuzzi tub, a laundry room with above-grade windows and a separate sink, a cold room, and a utility room with a tankless water heater and 4 year boiler. This home also features a newer roof and is located just five minutes from High Park, with Grenadier Pond and scenic trails, as well as access to Toronto's waterfront, boardwalk, and the Martin Goodman Trail. Enjoy a short walk to the subway and the shops and restaurants of Bloor West Village. Situated in the Runnymede PS District and only five minutes to Humberside CI and Western Tech, this home offers a highly convenient location-just 15 minutes to downtown or the airport.

**Inclusions:** refrigerator, stove, oven, dishwasher, microwave oven. washer, dryer; Ductless, split system air conditioner. Electrical Light Fixtures. Window Coverings.

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



|                                                                                        |                         |                                |                  |
|----------------------------------------------------------------------------------------|-------------------------|--------------------------------|------------------|
| <b>192 Pacific Ave</b>                                                                 |                         | <b>Sold: \$1,765,000</b>       |                  |
| <b>Toronto Ontario M6P 2P5</b>                                                         |                         | <b>List: \$1,799,000</b>       |                  |
| Toronto W02 High Park North Toronto                                                    |                         |                                |                  |
| <b>Taxes:</b> \$8,981.20/2025                                                          |                         | <b>For:</b> Sale               | <b>% Dif:</b> 98 |
| <b>Sold Date:</b> 03/06/2026                                                           |                         |                                |                  |
| <b>SPIS:</b> No                                                                        | <b>Last Status:</b> SLD | <b>DOM:</b> 16                 |                  |
| Detached                                                                               | <b>Fronting On:</b> W   | <b>Rms:</b> 9 + 6              |                  |
| <b>Link:</b> N                                                                         | <b>Acreage:</b>         | <b>Bedrooms:</b> 4 + 2         |                  |
| 2-Storey                                                                               | 25 x 159 Feet           | <b>Washrooms:</b> 3            |                  |
|                                                                                        | <b>Irreg:</b>           | 1x4xUpper, 1x3xMain, 1x4xLower |                  |
| <b>Dir/Cross St:</b> Pacific & Glenlake <b>Directions:</b> Between Glenlake & Oakmount |                         |                                |                  |

**MLS#:** W12796890 **PIN#:** 213660190  
**Legal:** PT LT 11 BLK 7 PL 553 WEST TORONTO JUNCTION AS IN TB904925; CITY OF TORONTO

|                                      |                                                                                                              |                                             |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Kitchens:</b> 1 + 1               | <b>Exterior:</b> Stucco/Plaster                                                                              | <b>Zoning:</b>                              |
| <b>Fam Rm:</b> Y                     | <b>Gar/Gar Spcs:</b> None / 0                                                                                | <b>Cable TV:</b>                            |
| <b>Basement:</b> Apartment / Walk-Up | <b>Drive:</b> None                                                                                           | <b>Gas:</b>                                 |
| <b>Fireplace/Stv:</b> Y              | <b>Drive Park Spcs:</b> 0                                                                                    | <b>Water:</b> Municipal                     |
| <b>Heat:</b> Forced Air / Gas        | <b>Tot Prk Spcs:</b> 0                                                                                       | <b>Water Supply Type:</b>                   |
| <b>A/C:</b> Central Air              | <b>UFFI:</b>                                                                                                 | <b>Sewer:</b> Sewers                        |
| <b>Central Vac:</b> No               | <b>Pool:</b> None                                                                                            | <b>Waterfront:</b>                          |
| <b>Apx Age:</b>                      | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, Rec Centre, School | <b>Retirement:</b>                          |
| <b>Apx Sqft:</b> 2000-2500           | <b>Interior Feat:</b> Primary Bedroom - Main Floor, In-Law Suite                                             | <b>Under Contract:</b> Hot Water Tank-Gas   |
| <b>Roof:</b> Asphalt Shingle         |                                                                                                              | <b>HST Applicable to</b> Not Subject to HST |
| <b>Foundation:</b> Concrete Block    |                                                                                                              | <b>Sale Price:</b>                          |
| <b>Assessment:</b> POTL:             |                                                                                                              | <b>Farm/Agr:</b>                            |
| <b>POTL Mo Fee:</b>                  |                                                                                                              | <b>Oth Struct:</b>                          |
| <b>Laundry lev:</b> Main             |                                                                                                              | <b>Survey Type:</b> Available               |
|                                      |                                                                                                              | <b>Spec Desig:</b> Unknown                  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description       |                      |                   |
|----|-----------|-------|-------------|------------|-------------------|----------------------|-------------------|
| 1  | Living    | Main  | 17.59       | x 16.99    | Cathedral Ceiling | Skylight             | W/O To Deck       |
| 2  | Dining    | Main  | 12.4        | x 11.42    | Hardwood Floor    | Open Concept         | Large Window      |
| 3  | Kitchen   | Main  | 15.75       | x 10.99    | Granite Counter   | Stainless Steel Appl | Breakfast Bar     |
| 4  | Prim Bdrm | Main  | 14.5        | x 12.83    | W/W Closet        | Hardwood Floor       | O/Looks Frontyard |
| 5  | Laundry   | Main  | 7.15        | x 5.58     | Separate Rm       | Laundry Sink         |                   |
| 6  | 2nd Br    | 2nd   | 14.34       | x 14.24    | W/W Closet        | Hardwood Floor       | Juliette Balcony  |
| 7  | 3rd Br    | 2nd   | 16.4        | x 9.58     | W/W Closet        | Skylight             | Hardwood Floor    |
| 8  | 4th Br    | 2nd   | 12.5        | x 9.58     | W/W Closet        | Hardwood Floor       | Window            |
| 9  | Family    | 2nd   | 20.24       | x 7.41     | Hardwood Floor    | O/Looks Family       | Pot Lights        |
| 10 | Office    | Lower | 12.01       | x 10.01    | Hardwood Floor    | Large Window         | Large Closet      |
| 11 | Living    | Lower | 22.01       | x 10.99    | Combined W/Dining | Large Window         | Laminate          |
| 12 | Kitchen   | Lower | 12.01       | x 10.99    | Large Window      | Breakfast Bar        | Laminate          |
| 13 | Br        | Lower | 12.99       | x 9.25     | Large Window      | Laminate             |                   |
| 14 | Br        | Lower | 12.99       | x 9.25     | Large Window      |                      |                   |
| 15 | Laundry   | Lower | 8.01        | x 6.99     |                   |                      |                   |

**Client Remks:** Welcome to 192 Pacific Avenue - a beautiful 4-bedroom home with 2,400 sq ft of above-ground living space, plus a self-contained 2-bedroom basement apartment. Situated in one of West Toronto's most desirable neighbourhoods, this home is just steps from High Park and its scenic trails, playgrounds & sports fields. It's also close to 3 lively shopping districts - The Junction, Roncesvalles, and Bloor West Village - each offering a great mix of shops, cafes, and restaurants. Families benefit from access to top-rated schools, Humberside CI & Keele Street PS. Commuters will appreciate the easy walk to the subway, GO Train, and UP Express stations. Inside, the main floor is bright and open, with 10-foot ceilings at the front and a stunning living room at the back with 17-foot cathedral ceilings, 2 skylights, and a cozy fireplace. Two walkouts lead to a large deck and a very deep, fully fenced backyard. You can also access a flexible lower-level space, separate from the apartment, that works well as a gym, TV room, or home office. The kitchen is designed for both everyday living and entertaining. It offers granite countertops, stainless steel appliances, a gas stove with a pot filler, plenty of cabinetry, and a large breakfast bar with seating for six. The main floor also includes a spacious primary bedroom with a spa-inspired bathroom, a separate laundry room, and rich hardwood floors throughout. Upstairs, you'll find 3 generously sized bedrooms, each with wall-to-wall closets. A 4-piece bathroom includes a separate soaker tub and walk-in shower. An open loft overlooks the living room and creates the perfect space for a home office, library, or reading nook. The lower-level apartment features high ceilings, 2 bedrooms, its own laundry, and a private front entrance. Use it for rental income, extended family, or in-laws. This move-in ready home offers space, flexibility, and an unbeatable location in one of Toronto's most sought-after West End communities.

**Inclusions:** 2 Fridges, 2 Stoves, 2 dishwashers, 2 range hoods, built in microwave, 2 washers, 2 dryers, freezer in lower level, Weber gas BBQ, all electric light fixtures, all window coverings, broadloom where attached.

**Listing Contracted With:** RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



|                                                                                                                                                                                                                               |                                                                               |                                                                                 |                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>53 Kennedy Park Rd</b><br><b>Toronto Ontario M6P 3H2</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$10,270.66/2025<br><b>Sold Date:</b> 02/02/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 7 |                                                                               |                                                                                 | <b>Sold: \$2,200,000</b><br><b>List: \$1,848,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 119 |
| Detached<br><b>Link:</b> N<br>2-Storey                                                                                                                                                                                        | <b>Fronting On:</b> E<br><b>Acreage:</b><br>45.33 x 100 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 2<br>1x4xMain, 1x4x2nd | <b>Dir/Cross St:</b> Bloor & Runnymede <b>Directions:</b> Bloor and Runnymede Rd               |

**MLS#:** W12729194      **PIN#:** 213700217  
**Legal:** PCL 40-1 SEC M501; PT LT 40 PL M501 TORONTO (See Sch.B for Full Description)

|                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                         |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Other<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2000-2500<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Stone<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 3<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description                                               |
|----|-----------|-------|-------------|------------|-----------------------------------------------------------|
| 1  | Foyer     | Main  | 3.67        | x 7.09     | Hardwood Floor      Leaded Glass                          |
| 2  | Living    | Main  | 24.41       | x 12.99    | Hardwood Floor      Fireplace      Bay Window             |
| 3  | Dining    | Main  | 12.8        | x 15.39    | Hardwood Floor      Wainscoting      O/Looks Frontyard    |
| 4  | Den       | Main  | 8.53        | x 9.61     | Hardwood Floor      Large Window      O/Looks Garden      |
| 5  | Kitchen   | Main  | 8.73        | x 12.8     | Parquet Floor      Window      Walk-Out                   |
| 6  | Prim Bdrm | 2nd   | 12.99       | x 22.05    | Hardwood Floor      Combined W/Sitting      Double Closet |
| 7  | 2nd Br    | 2nd   | 9.45        | x 12.8     | Hardwood Floor      Window      Closet                    |
| 8  | 3rd Br    | 2nd   | 9.84        | x 12.8     | Hardwood Floor      Window      Closet                    |
| 9  | 4th Br    | 2nd   | 9.61        | x 13.62    | Hardwood Floor      B/I Shelves      Window               |
| 10 | Rec       | Bsmt  | 19.52       | x 22.08    | Open Concept      Closet      Above Grade Window          |
| 11 | Laundry   | Bsmt  | 12.99       | x 22.08    | Open Concept      Above Grade Window                      |
| 12 | Utility   | Bsmt  | 9.61        | x 10.33    | Above Grade Window      Closet                            |

**Client Remks:** Welcome to this classic centre plan 2 storey detached home. Located on a desirable, tree-lined street in the heart of Prime High Park North / Bloor West Village. Offering timeless character and generous proportions, this inviting family home features 4 bedrooms and 2 bathrooms, nestled in a family neighbourhood known for its strong sense of community. Step into an elegant foyer highlighted by detailed wainscoting, leaded glass windows & rich hardwood flrs that flow thru-out the home. The spectacular, oversized living rm is perfect for both everyday living & entertaining, featuring a beautiful fireplace, leaded glass accents, & expansive bay windows that flood the space w/ natural light. French doors open seamlessly into the very large dining rm, complete w/classic wainscoting & ample room for family gatherings & dinner parties. The bright, functional kitchen offers a convenient walk-out. Upstairs, the 2nd flr showcases a spacious primary bedrm w/his & her closets, along w/3 additional sun-filled & generously sized bedrms, providing flexible space for growing families. Lrg finished bsmt offers additional living space complete w/laundry & utility rm. Outside, the private driveway and detached garage leads to a terraced backyard, a true highlight-very peaceful and secluded, with mature trees, multiple levels for breathtaking views of High Park, & stone patio ideal for lounging, entertaining, or quiet mornings with a coffee. Surrounded by greenery, it feels like a natural retreat in the heart of the city. Unbeatable location next to the local library and half a block to vibrant Bloor Street with its array of chic boutiques, gyms, restaurants, cafes, bars, & subway access. Only one block to the majestic High Park. Surrounded by top-rated schools including Runnymede PS, Humberside CI, Ursula Franklin Academy. Just 15 minutes to downtown Toronto or Pearson Airport. A rare opportunity to own a character-filled home in one of Toronto's most sought-after neighbourhoods.

**Inclusions:** Fridge, Dishwasher, Stovetop. Basement Washer, Dryer, Stove, and Freezer. Window Coverings, Electrical Light Fixtures.  
**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



**102 Gothic Ave**  
**Toronto Ontario M6P 2V9**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$9,290.35/2025 **For:** Sale **% Dif:** 94  
**Sold Date:** 06/18/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 38  
**Fronting On:** W **Rms:** 10 + 3  
**Link:** N **Acreage:** 27 x 92.08 Feet **Bedrooms:** 5 + 1  
**2 1/2 Storey** **Irreg:** 1x4x2nd, 1x3xLower, 1x2xMain  
**Dir/Cross St:** Bloor St W/High Park Ave  
**Directions:**  
 From Bloor Street West, go north on Quebec Avenue and west on Gothic Avenue.

**MLS#:** W13113268 **PIN#:** 213680152  
**Legal:** PT LT 33 PL 660 WEST TORONTO JUNCTION PT 26, 63R1053; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O / Finished / Sep Entrance<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Water / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1918<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle, Flat<br><b>Foundation:</b> Stone<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> None<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Cul De Sac, Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School<br><b>Exterior Feat:</b> Deck, Porch<br><b>Interior Feat:</b> In-Law Suite, Guest Accommodations, On Demand Water Heater | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                  |
|----|-----------|-------|-------------|------------|----------------|----------------|------------------|
| 1  | Foyer     | Main  | 12.24       | x 8.66     | Slate Flooring | Closet         | Stained Glass    |
| 2  | Living    | Main  | 12.24       | x 11.42    | Hardwood Floor | Large Window   |                  |
| 3  | Dining    | Main  | 19          | x 11.42    | Hardwood Floor | Bay Window     | Open Concept     |
| 4  | Kitchen   | Main  | 10.33       | x 10.01    | Quartz Counter | Breakfast Area | Double Sink      |
| 5  | Family    | Main  | 10.24       | x 10.01    | Hardwood Floor | W/O To Deck    | Pot Lights       |
| 6  | Other     | Main  | 8.17        | x 5.84     | Hardwood Floor | 2 Pc Bath      |                  |
| 7  | Prim Bdrm | 2nd   | 16.34       | x 9.84     | Hardwood Floor | Bay Window     | Double Closet    |
| 8  | Br        | 2nd   | 12.99       | x 10.17    | Hardwood Floor | Double Closet  |                  |
| 9  | Br        | 2nd   | 10.33       | x 10.01    | Hardwood Floor | W/O To Deck    | His/Hers Closets |
| 10 | Den       | 2nd   | 13.32       | x 6.33     | Hardwood Floor | Skylight       | O/Looks Backyard |
| 11 | Br        | 3rd   | 14.01       | x 13.48    | Laminate       | Closet         |                  |
| 12 | Br        | 3rd   | 14.01       | x 10.83    | Laminate       | Closet         | O/Looks Backyard |
| 13 | Kitchen   | Lower | 14.99       | x 13.16    | Quartz Counter | Eat-In Kitchen | Tumbled Marble   |
| 14 | Living    | Lower | 18.67       | x 8.66     | Laminate       | Pot Lights     |                  |
| 15 | Br        | Lower | 9.25        | x 9.15     | Laminate       | W/I Closet     |                  |

**Client Remks:** Nestled on one of the most coveted historic streets in Toronto's west end, 102 Gothic Avenue is a masterclass in blending timeless character with contemporary luxury. This stunning 2 1/2 storey residence has been meticulously renovated and restored, offering an expansive floor plan that features 5+1 bedrooms, a dedicated home office, and an open family room. From the moment you step inside, the soaring ceilings, original stained glass accents, and gleaming hardwood floors create an atmosphere of refined elegance. The open-concept main floor is a host's dream, flowing seamlessly from the spacious living areas to a convenient main floor powder room, making it the perfect backdrop for grand entertaining or intimate family gatherings. At the heart of the home lies a renovated kitchen, designed for both style and function. It boasts a sleek breakfast bar, quartz countertops, and a sophisticated tumbled marble backsplash. The upper levels continue to impress with a spa-like family bathroom and a sun-drenched office featuring a skylight and offering breathtaking views of the treetops and vibrant sunsets. Outdoors, the lifestyle is equally impressive, with two walk-outs to private decks and terraces, providing serene spaces for morning coffee or evening relaxation. The versatility of this property extends to the fully developed lower level, which functions as a complete secondary living space. Featuring its own kitchen, living room, bedroom, washroom, and a separate entrance, it serves as an ideal nanny or in-law suite. Situated on a quiet, child-friendly cul-de-sac, you are just steps away from the lush trails of High Park, the ambiance and shops of Bloor West Village and the convenience of the subway station. This is a rare opportunity to own a turnkey historic gem in one of Toronto's most vibrant and walkable neighborhoods.

**Inclusions:** Stainless steel appliances: Upper Level-Samsung fridge, Bosch dishwasher, Whirlpool stove, Broan fan; Lower Level-GE stove (as is), Danby fridge, Frigidaire dishwasher, Broan fan; Whirlpool washer, Whirlpool dryer; existing electric light fixtures, broadloom where laid,

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 07/07/2026 3:52:41 PM

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

heated towel rack, Broil King barbecue, gas on-demand combi-boiler, electric baseboard heaters in lower level, wall mounted air conditioning unit.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



**87 Clendenan Ave**  
**Toronto Ontario M6P 2W7**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$8,664.45/2025  
**Sold Date:** 05/06/2026  
**SPIS:** No  
**Last Status:** SLD  
**DOM:** 8  
**For:** Sale  
**% Dif:** 92  
**Sold:** \$1,750,000  
**List:** \$1,899,000  
**Detached**  
**Link:** N  
**2-Storey**  
**Fronting On:** E  
**Acreage:**  
 30 x 120 Feet  
**Irreg:**  
**Rms:** 9 + 3  
**Bedrooms:** 4 + 1  
**Washrooms:** 3  
 1x5xGround, 1x3x2nd, 1x3xBsmt  
**Dir/Cross St:** East of Runnymede, West of High Park Ave  
**Directions:** 1.5 blocks north of Bloor / High Park. 2min walk to subway!

**MLS#:** W13057594  
**Legal:** See Schedule B  
**PIN#:** 213680026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 2 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment / Sep Entrance / Full<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1916<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Stone<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Main | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Driveway:</b> Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Accessory Apartment, Auto Garage Door Remote, Carpet Free, In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description                           |
|----|-----------|-------|-------------|------------|---------------------------------------|
| 1  | Foyer     | Main  | 12.83       | x 4.33     |                                       |
| 2  | Laundry   | Main  | 9.09        | x 6.5      |                                       |
| 3  | Living    | Main  | 13.48       | x 10.76    |                                       |
| 4  | Dining    | Main  | 16.24       | x 10.76    |                                       |
| 5  | Kitchen   | Main  | 13.68       | x 10.99    |                                       |
| 6  | Bathroom  | Main  | 7.35        | x 8.92     |                                       |
| 7  | Living    | 2nd   | 13.42       | x 10.33    | West View                             |
| 8  | Prim Bdrm | 2nd   | 13.25       | x 10.01    | Hardwood Floor Cedar Closet East View |
| 9  | 2nd Br    |       | 0           | 0          | Hardwood Floor W/O To Porch West View |
| 10 | Kitchen   | 2nd   | 13.42       | x 10.33    | East View                             |
| 11 | Den       | 2nd   | 7.58        | x 9.42     | East View                             |
| 12 | Kitchen   | Bsmt  | 12.76       | x 8.66     | Ceramic Floor                         |
| 13 | Br        | Bsmt  | 19.59       | x 10.93    | Laminate Closet North View            |
| 14 | Laundry   | Bsmt  | 5.84        | x 8.6      |                                       |
| 15 | Utility   | Bsmt  | 7.91        | x 11.68    |                                       |

**Client Remks:** First time on the market in 37 years! This stunning, updated house was built in 1916 and is perched on the east side of Clendenan Avenue, surrounded with gorgeous natural light and forever tree-lined views, only a two minute walk to the subway station and High Park! Here is a once in a generation opportunity! Flame finished granite steps lead up to the updated composite steps and front porch with a solid metal front door. This house has been used as 2 units since 1990 and one suite was owner occupied for most of the time. Front entrance, side door entrance, back door entrance. You will see that original features remain beautifully cared for and the original layout remains intact. One can easily convert this home back to a 4 bedroom, single family dwelling or continue the use as 2-3 suites, or for multigenerational family use. Two sets of laundry machines can serve 2 suites, as one is on the main floor and the 2nd in the basement. Stunning finishes include marble surrounds around the fireplaces, in the bathrooms and kitchens, stained glass windows, paired with updated vinyl windows and solid metal doors. There is plenty of landscaped table land at the back for patio living and a gorgeous reverse ravine. The west-facing porch on the 2nd floor will NOT go unused. The dreamy, absolutely SOLID, oversized garage was built with rebar reinforced concrete cinder block, with a permit and easily fits a car and bikes, etc. With the single legal front pad parking allowance you truly have TWO CAR PARKING. Steps to High Park and Bloor West Village, walk to coveted schools, walk to the Junction too! Fabulous community living. Home inspection and floor plans available.

**Listing Contracted With:** SOPHIE JAREMKO REAL ESTATE LIMITED **Ph:** 416-231-8282



|                                                                 |                         |                             |                          |
|-----------------------------------------------------------------|-------------------------|-----------------------------|--------------------------|
| <b>387 Kennedy Ave</b>                                          |                         |                             | <b>Sold: \$2,365,000</b> |
| <b>Toronto Ontario M6P 3C5</b>                                  |                         |                             | <b>List: \$2,099,000</b> |
| Toronto W02 High Park North Toronto                             |                         |                             |                          |
| <b>Taxes:</b> \$9,916.25/2025                                   | <b>For:</b> Sale        | <b>% Dif:</b> 113           |                          |
| <b>Sold Date:</b> 04/27/2026                                    |                         |                             |                          |
| <b>SPIS:</b> No                                                 | <b>Last Status:</b> SLD | <b>DOM:</b> 7               |                          |
| Detached                                                        | <b>Fronting On:</b> E   | <b>Rms:</b> 8 + 1           |                          |
| <b>Link:</b> N                                                  | <b>Acreage:</b>         | <b>Bedrooms:</b> 4          |                          |
| 3-Storey                                                        | 34.42 x 88 Feet         | <b>Washrooms:</b> 3         |                          |
|                                                                 | <b>Irreg:</b>           | 1x5x3rd, 1x4x2nd, 1x3xLower |                          |
| <b>Dir/Cross St:</b> E of Runnymede Rd. & S of Annette St.      |                         |                             |                          |
| <b>Directions:</b> East of Runnymede Rd. & South of Annette St. |                         |                             |                          |

**MLS#:** W13020526      **PIN#:** 213630042  
**Legal:** PCL 32-2 SEC M421; PT LT 32 PL M421 TORONTO (Cont'd in Schedule C)

|                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1905<br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Stone<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| # | Room      | Level | Length (ft) | Width (ft) | Description          |                |                    |
|---|-----------|-------|-------------|------------|----------------------|----------------|--------------------|
| 1 | Living    | Main  | 12.5        | x 17.75    | Hardwood Floor       | Crown Moulding | Fireplace          |
| 2 | Dining    | Main  | 12.5        | x 13.91    | Hardwood Floor       | Crown Moulding | Combined W/Dining  |
| 3 | Kitchen   | Main  | 7.25        | x 11.91    | Stainless Steel Appl | Breakfast Bar  | Modern Kitchen     |
| 4 | Br        | 2nd   | 10.5        | x 11.58    | Hardwood Floor       | Closet         | O/Looks Frontyard  |
| 5 | 2nd Br    | 2nd   | 10.17       | x 7.61     | Hardwood Floor       | Closet         | O/Looks Backyard   |
| 6 | 3rd Br    | 2nd   | 9.58        | x 10.6     | Hardwood Floor       | Closet         | O/Looks Backyard   |
| 7 | Office    | 2nd   | 6.43        | x 12.17    | Hardwood Floor       | B/I Desk       | O/Looks Frontyard  |
| 8 | Prim Bdrm | 3rd   | 21.26       | x 16.93    | Double Closet        | 5 Pc Ensuite   | Juliette Balcony   |
| 9 | Rec       | Lower | 18.24       | x 11.84    | B/I Closet           | 3 Pc Bath      | Above Grade Window |

**Client Remks:** Welcome to a home that truly has it all, an unbeatable location, private drive, exceptional design, and 2,600 square feet of thoughtfully finished living space. Professionally designed with attention to detail, this residence showcases timeless style, modern luxury, and quality craftsmanship throughout. Situated on Kennedy Avenue within a close knit community, this home offers both presence and warmth. The main floor features bright open concept living with wide plank engineered hardwood floors throughout. A bay window fills the living room with natural light, while a fireplace creates a cozy focal point. The adjoining spacious dining room is ideal for entertaining, and the updated kitchen blends function and sophistication with in-floor heating, modern appliances, and direct access to the landscaped & turf backyard. The 2nd level offers 3 generously sized bedrooms, a family bathroom, and an office area, providing flexibility for family living or working from home. The 3rd floor addition is dedicated to a fabulous private primary retreat with soaring ceilings, ample space for a king sized bed and sitting area, 2 double door closets, built in cabinetry, a private balcony, and a spa-inspired ensuite featuring a deep soaker tub, double vanities, and a glass shower. The lower level was completely rebuilt and underpinned with a new foundation. Enjoy the high ceilings and radiant heated floors, above-grade windows which bring in natural light, a spacious rec room with wall-to-wall storage, a three piece bathroom, a modern laundry room, and a functional mudroom which complete this beautifully finished space. Perfectly situated in HighPark/BloorWest, with tree-lined streets, charming boutiques & cafes along Bloor St W and the Junction, and easy access to High Park. Steps to subway with convenient connections to downtown, major highways, and Pearson Airport, this vibrant neighbourhood offers Runnymede Jr/Sr & Humberside Cl catchments & a strong sense of community.

**Inclusions:** All appliances: New LG fridge, New Frigidaire stove, over range LG microwave, Bosch dishwasher, Kenmore washer & dryer. All light fixtures. All mechanics. All curtain poles. Shed and garden tools. Basement TV Wall Bracket. 2 Sets of double french doors (in shed). All appliances: New LG fridge, New Frigidaire stove, over range LG microwave, Bosch dishwasher, Kenmore washer & dryer. All light fixtures. All mechanics. All curtain poles. Shed and garden tools. Basement TV Wall Bracket. 2 Sets of double french doors (in shed).

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-762-8255



|                                                                                 |                  |                                         |                                        |
|---------------------------------------------------------------------------------|------------------|-----------------------------------------|----------------------------------------|
| 50 Evelyn Ave<br>Toronto Ontario M6P 2Y9<br>Toronto W02 High Park North Toronto |                  |                                         | Sold: \$2,303,000<br>List: \$2,198,000 |
| Taxes: \$10,150/2025                                                            | For: Sale        | % Dif: 105                              |                                        |
| Sold Date: 03/02/2026                                                           |                  |                                         |                                        |
| SPIS: No                                                                        | Last Status: SLD | DOM: 7                                  |                                        |
| Detached                                                                        | Fronting On: W   | Rms: 7 + 1                              |                                        |
| Link: N                                                                         | Acreage:         | Bedrooms: 3 + 1                         |                                        |
| 2-Storey                                                                        | 30 x 120 Feet    | Washrooms: 4                            |                                        |
|                                                                                 | Irreg:           | 1x2xMain, 1x4x2nd, 1x3x2nd,<br>1x3xBsmt |                                        |
| Dir/Cross St: Glendonwynne Road /Glenlake Avenue                                |                  |                                         |                                        |
| Directions: Glendonwynne Road /Glenlake Avenue                                  |                  |                                         |                                        |

**MLS#:** W12812240      **PIN#:** 213690187  
**Legal:** Pt Lot 16 Pl 862 W Toronto Junction As In Ca536624

|                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                   |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1919<br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description   |                |                   |
|---|-----------|-------|-------------|------------|---------------|----------------|-------------------|
| 1 | Dining    | Main  | 11.61       | x 17.03    | Gas Fireplace | Open Concept   | Combined W/Living |
| 2 | Living    | Main  | 11.65       | x 17.49    | Bay Window    | Hardwood Floor | Open Concept      |
| 3 | Kitchen   | Main  | 12.4        | x 19.16    | W/O To Yard   | Renovated      | Sliding Doors     |
| 4 | Prim Bdrm | 2nd   | 14.5        | x 14.8     | W/I Closet    | 4 Pc Ensuite   | O/Looks Backyard  |
| 5 | 2nd Br    | 2nd   | 10.83       | x 12.57    | Large Window  | Large Closet   | B/I Shelves       |
| 6 | 3rd Br    | 2nd   | 10.1        | x 13.98    | Skylight      | Large Closet   | Pot Lights        |
| 7 | Office    | Bsmt  | 8.69        | x 8.76     | Pot Lights    | Window         | Vinyl Floor       |
| 8 | Rec       | Bsmt  | 21.26       | x 19.95    | Pot Lights    | Window         | Vinyl Floor       |

**Client Remks:** Welcome To 50 Evelyn Avenue! An Exceptional Detached Two-Storey Residence In The Heart Of High Park. Beautifully Updated Throughout, This 3 Bedroom Home Showcases Refined Contemporary Living W/ Thoughtful Design & High-End Finishes At Every Turn. The Main Floor Is An Entertainer's Dream. A Stunning Custom Chef's Kitchen Serves As The Centrepiece, Featuring Floor-To-Ceiling Cabinetry, A Generous Centre Island, Stainless Steel Appliances, Pendant Lighting & A Striking Tile Backsplash. The Open-Concept Layout Flows Effortlessly Into The Living & Dining Areas. A Large Bay Window Fills The Space With Natural Light, While Custom Built-Ins & Wall-Mounted Media Add Both Style & Function. Wide-Plank White Oak Flooring Runs Throughout, Creating A Cohesive & Inviting Atmosphere. Tucked Away, A Hidden Bar Cabinet Provides The Perfect Finishing Touch; Ideal For Hosting & Effortless Entertaining. Upstairs, Three Well-Appointed Bedrooms Provide Comfortable & Functional Family Living. The Primary Retreat Is The Star Of The Show; Featuring Wide Windows, A Walk-In Closet & A Luxurious 4PC Ensuite. The Spa-Inspired Ensuite Showcases A Freestanding Soaker Tub & Separate Glass-Enclosed Shower. This Space Is Finished In A Clean, Modern Aesthetic Designed For True Relaxation. The Exterior Is Equally Impressive. Both The Front & Backyard Have Been Professionally Landscaped. The Backyard Oasis Features A Massive Composite Deck, Tranquil Fountain & Landscape Lighting Throughout, Creating The Ultimate Private Setting For Summer Evenings & Outdoor Gatherings. A Private Driveway & Rare Two Car Garage Are The Cherry On Top! Steps To Vibrant Bloor West Village, TTC, High Park & Top-Rated Runnymede P.S. & HumberSide C.I., This Home Truly Checks Every Single Box.

**Inclusions:** All stainless steel appliances - 6 Burner Gas Stove (Fulgor Milano - Kitchen), Kitchen Aid Fridge/Freezer (French Door W Water Dispenser - Kitchen), Bosch Dishwasher (Kitchen), Fisher Paykal Fridge/Freezer (Basement), Gas Fireplace, Garage Door Opener + 2 Remotes, Vivint Security System (Hardware Paid For), All Light Fixtures, All Built Ins

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



|                                                                                          |  |                         |                          |                              |                   |
|------------------------------------------------------------------------------------------|--|-------------------------|--------------------------|------------------------------|-------------------|
| <b>19 Rowland St</b>                                                                     |  |                         | <b>Sold: \$2,305,000</b> |                              |                   |
| <b>Toronto Ontario M6P 1M2</b>                                                           |  |                         | <b>List: \$2,199,000</b> |                              |                   |
| Toronto W02 High Park North Toronto                                                      |  |                         |                          |                              |                   |
| <b>Taxes:</b> \$10,520/2025                                                              |  |                         | <b>For:</b> Sale         |                              | <b>% Dif:</b> 105 |
| <b>Sold Date:</b> 04/07/2026                                                             |  |                         |                          |                              |                   |
| <b>SPIS:</b> No                                                                          |  | <b>Last Status:</b> SLD |                          | <b>DOM:</b> 8                |                   |
| Detached                                                                                 |  | <b>Fronting On:</b> S   |                          | <b>Rms:</b> 10 + 1           |                   |
| <b>Link:</b> N                                                                           |  | <b>Acreage:</b>         |                          | <b>Bedrooms:</b> 4           |                   |
| 2 1/2 Storey                                                                             |  | 27 x 150 Feet           |                          | <b>Washrooms:</b> 3          |                   |
|                                                                                          |  | <b>Irreg:</b>           |                          | 1x4x2nd, 1x3xUpper, 1x3xBsmt |                   |
| <b>Dir/Cross St:</b> Annette St & Keele St <b>Directions:</b> Annette St & Clendenan Ave |  |                         |                          |                              |                   |

**MLS#:** W12934654 **PIN#:** 213640189  
**Legal:** PT LT 35 S/S ROWLAND ST PL 685 WEST TORONTO JUNCTION AS IN CT975254; S/T & T/W CT975254; CITY OF TORONTO

|                                      |  |                                                                         |                                             |
|--------------------------------------|--|-------------------------------------------------------------------------|---------------------------------------------|
| <b>Kitchens:</b> 1                   |  | <b>Exterior:</b> Brick                                                  | <b>Zoning:</b>                              |
| <b>Fam Rm:</b> N                     |  | <b>Gar/Gar Spcs:</b> None / 0                                           | <b>Cable TV:</b>                            |
| <b>Basement:</b> Finished            |  | <b>Drive:</b> Mutual                                                    | <b>Gas:</b>                                 |
| <b>Fireplace/Stv:</b> Y              |  | <b>Drive Park Spcs:</b> 1                                               | <b>Water:</b>                               |
| <b>Heat:</b> Forced Air / Gas        |  | <b>Tot Prk Spcs:</b> 1                                                  | <b>Water Supply Type:</b>                   |
| <b>A/C:</b> Central Air, Wall Unit   |  | <b>UFFI:</b>                                                            | <b>Sewer:</b> Sewers                        |
| <b>Central Vac:</b> No               |  | <b>Pool:</b> None                                                       | <b>Waterfront:</b>                          |
| <b>Apx Age:</b>                      |  | <b>Prop Feat:</b> Fireplace/Stove                                       | <b>Retirement:</b>                          |
| <b>Year Built:</b> 1912              |  | <b>Exterior Feat:</b> Deck, Hot Tub, Patio, Privacy                     | <b>HST Applicable to</b> Not Subject to HST |
| <b>Yr Built Source:</b> MPAC         |  | <b>Interior Feat:</b> Built-In Oven, Countertop Range, Generator - Full | <b>Sale Price:</b>                          |
| <b>Apx Sqft:</b> 2000-2500           |  |                                                                         | <b>Farm/Agr:</b>                            |
| <b>Lot Size Source:</b> MPAC         |  |                                                                         | <b>Oth Struct:</b>                          |
| <b>Roof:</b> Metal                   |  |                                                                         | <b>Survey Year:</b> 1966                    |
| <b>Foundation:</b> Concrete Block    |  |                                                                         | <b>Survey Type:</b> Available               |
| <b>Assessment:</b> 2025 <b>POTL:</b> |  |                                                                         | <b>Spec Desig:</b> Unknown                  |
| <b>POTL Mo Fee:</b>                  |  |                                                                         |                                             |
| <b>Laundry lev:</b> Lower            |  |                                                                         |                                             |

| #  | Room      | Level | Length (ft) | Width (ft) | Description         |                      |                |
|----|-----------|-------|-------------|------------|---------------------|----------------------|----------------|
| 1  | Living    | Main  | 15.85       | x 10.33    | Hardwood Floor      | Fireplace            | Open Concept   |
| 2  | Dining    | Main  | 13.58       | x 10.83    | Hardwood Floor      | Pocket Doors         | W/O To Deck    |
| 3  | Kitchen   | Main  | 15.91       | x 9.91     | Family Size Kitchen | Stainless Steel Appl | Open Concept   |
| 4  | Breakfast | Main  | 13.32       | x 5.41     | W/O To Deck         | Bay Window           | B/I Shelves    |
| 5  | Br        | 2nd   | 15.58       | x 9.84     | Large Window        | Hardwood Floor       | Closet         |
| 6  | Br        | 2nd   | 12.5        | x 10.43    | Large Window        | Hardwood Floor       | Closet         |
| 7  | Br        | 2nd   | 12.24       | x 10.01    | Crown Moulding      | Hardwood Floor       | Closet         |
| 8  | Office    | 2nd   | 12.99       | x 6.27     | South View          | Large Window         | O/Looks Park   |
| 9  | Prim Bdrm | Upper | 24.84       | x 9.51     | 3 Pc Ensuite        | B/I Closet           | Skylight       |
| 10 | Sitting   | Upper | 11.68       | x 6.23     | Juliette Balcony    | Combined w/Primary   | O/Looks Park   |
| 11 | Living    | Bsmt  | 19.09       | x 13.09    | 3 Pc Bath           | Double Closet        | Hardwood Floor |

**Client Remks:** Welcome to this Stunning Edwardian tucked on a quiet cul-de-sac in High Park, set on an exceptional south-facing 27' x 150' lot with a rare ravine-like feel overlooking Ravina Gardens Park. The main floor is designed for everyday ease and entertaining, with an open layout and a seamless flow from living and dining rooms into the heart of the home: a standout Marcon kitchen with a centre island and concrete and butcher block counters. Multiple walkouts bring the outdoors in and lead to an expansive cedar deck, perfect for dining outside, relaxing, and taking in the view. The backyard is truly a showstopper. Enjoy a built-in hot tub with a surrounding deck and pergola, creating a private outdoor retreat you'll use year-round! A flagstone patio adds another destination for lounging, hosting, or outdoor meals, while an oversized double-door garden shed that offers convenient storage for bikes, tools, and seasonal items, including a generator (2024) and GenerLink home connection (2022), all wrapped in a beautifully upgraded outdoor setting that feels like an escape...topped with a metal roof (2022). Upstairs, the second level offers three well-sized bedrooms, plus a sunroom which makes the perfect office with a sunny south view over the trees. The main bath has been updated with newer marble finishes for a clean, timeless look. The third floor is a true retreat, featuring a bright primary suite with double built-in closets, a 3-piece ensuite, and a sitting area that opens to a Juliette balcony. The lower level offers a large living room, an additional 3-piece bath, and a separate entrance. Close to transit, shopping, parks, and everyday amenities- this is one you'll want to see in person.

**Inclusions:** Dacor commercial 6-burner gas range with salamander, Thermador S/S freezer & fridge, Kitchen Aid S/S dishwasher, S/S Vent-a-Hood range hood, clothes washer & dryer, hot tub & cover, furnace, A/C unit (2022), HWT (2024) 3rd floor A/C unit, garden shed, generator (2024), GenerLink connection (2022), metal roof (2022), all existing ELFs and window coverings, and all other permanent fixtures.

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

|                                                                                          |                                                  |                                    |                          |
|------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------|--------------------------|
|          | <b>125 Glendonwyne Rd</b>                        |                                    | <b>Sold: \$2,650,000</b> |
|                                                                                          | <b>Toronto Ontario M6P 3E7</b>                   |                                    | <b>List: \$2,298,000</b> |
|                                                                                          | Toronto W02 Runnymede-Bloor West Village Toronto |                                    |                          |
|                                                                                          | <b>Taxes: \$11,085.08/2025</b>                   | <b>For: Sale</b>                   | <b>% Dif: 115</b>        |
| <b>Sold Date: 04/20/2026</b>                                                             |                                                  |                                    |                          |
| <b>SPIS: No</b>                                                                          | <b>Last Status: SLD</b>                          | <b>DOM: 7</b>                      |                          |
| <b>Detached</b>                                                                          | <b>Fronting On: S</b>                            | <b>Rms: 8 + 3</b>                  |                          |
| <b>Link: N</b>                                                                           | <b>Acreage:</b>                                  | <b>Bedrooms: 3</b>                 |                          |
| <b>2-Storey</b>                                                                          | <b>30.71 x 128.93 Feet</b>                       | <b>Washrooms: 4</b>                |                          |
|                                                                                          | <b>Irreg:</b>                                    | <b>1x2xMain, 1x4x2nd, 1x4x2nd,</b> |                          |
|                                                                                          | <b>Irregular lot (Other depth 1x3xBsmt</b>       | <b>side:116.67')</b>               |                          |
| <b>Dir/Cross St: BLOOR ST &amp; GLENDONWYNNE Directions: BLOOR ST &amp; GLENDONWYNNE</b> |                                                  |                                    |                          |

**MLS#:** W12991726 **PIN#:** 213700257  
**Legal:** See Schedule B for Full Legal Description

|                               |                                        |                                      |
|-------------------------------|----------------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1            | <b>Exterior:</b> Brick                 | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> Y              | <b>Gar/Gar Spcs:</b> Detached / 1      | <b>Cable TV:</b>                     |
| <b>Basement:</b> Finished     | <b>Drive:</b> Private                  | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y       | <b>Drive Park Spcs:</b> 3              | <b>Water:</b> Municipal              |
| <b>Heat:</b> Forced Air / Gas | <b>Tot Prk Spcs:</b> 4                 | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air       | <b>UFFI:</b>                           | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No        | <b>Pool:</b> None                      | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>               | <b>Prop Feat:</b> Family Room,         | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 2000-2500    | Fireplace/Stove, Park, Public Transit, | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Shingles         | Ravine, School                         | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Block      | <b>Interior Feat:</b> Other            | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> POTL:      |                                        | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>           |                                        | <b>Survey Type:</b> Unknown          |
| <b>Laundry lev:</b> Lower     |                                        | <b>Spec Desig:</b> Unknown           |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                      |                 |
|----|-----------|-------|-------------|------------|--------------------|----------------------|-----------------|
| 1  | Foyer     | Main  | 7.48        | x 15.09    | Limestone Flooring | Crown Moulding       | Window          |
| 2  | Living    | Main  | 11.81       | x 17.49    | Hardwood Floor     | Fireplace            | Crown Moulding  |
| 3  | Dining    | Main  | 8.1         | x 21.59    | Open Concept       | Hardwood Floor       | Crown Moulding  |
| 4  | Kitchen   | Main  | 10.7        | x 21.78    | Granite Counter    | Stainless Steel Appl | Centre Island   |
| 5  | Kitchen   | Main  | 21.78       | x 10.7     | Pot Lights         | Vaulted Ceiling      | Open Concept    |
| 6  | Family    | Main  | 16.4        | x 17.81    | Coffered Ceiling   | Fireplace            | W/O To Deck     |
| 7  | Prim Bdrm | 2nd   | 17.81       | x 33.99    | W/O To Balcony     | 4 Pc Ensuite         | W/I Closet      |
| 8  | Bathroom  | 2nd   | 6.79        | x 9.28     | Tile Floor         | Quartz Counter       | Separate Shower |
| 9  | 2nd Br    | 2nd   | 12.8        | x 19.69    | Hardwood Floor     | W/I Closet           | Window          |
| 10 | 3rd Br    | 2nd   | 10.6        | x 15.81    | Hardwood Floor     | Closet               | Window          |
| 11 | Rec       | Bsmt  | 19.59       | x 34.42    | Broadloom          | Pot Lights           | Open Concept    |
| 12 | Den       | Bsmt  | 0           | 0          | Pot Lights         | Broadloom            | Open Concept    |
| 13 | Laundry   | Bsmt  | 11.38       | x 14.99    | Tile Floor         |                      |                 |

**Client Remks:** Welcome to this beautiful detached 2-storey home w/3 floor extension(2012), perfectly situated on a picturesque ravine lot in a highly desirable, family-friendly neighbourhood Bloor West Village. This all-brick home offers exceptional space, thoughtful design, and elegant finishes throughout-ideal for modern family living. The main floor features rich hardwood flooring & refined details, including crown moulding and a welcoming living room with a cozy fireplace. A convenient powder room completes the level. The open-concept dining area seamlessly connects to the heart of the home-a spacious gourmet kitchen showcasing a large island, granite countertops, stainless steel appliances, vaulted ceiling, and pot lights. The kitchen flows effortlessly into a grand family room highlighted by a coffered ceiling, fireplace, and abundant natural light, with a walk-out to the deck and expansive backyard-perfect for entertaining or relaxing. The detached garage and private driveway fit for up to 3 cars. Upstairs, the luxurious primary retreat offers hardwood floors, a coffered ceiling with pot lights, sitting area with fireplace, walk-in closet, spa-like 4-piece ensuite and a private balcony overlooking the serene ravine. 2 additional sun-filled bedrooms offer generous closet space and a beautifully finished 4-piece main bath. The finished basement extends the living space with a large recreation room, spacious laundry area, and a 3-piece bathroom-ideal for family living or guests. Located in a vibrant, family-oriented community, just steps to the charming shops, cafes, and restaurants of Bloor West Village, and moments from the natural beauty of High Park with its trails, playgrounds, and green space. Enjoy easy access to transit, subway and downtown. Runnymede Jr & Sr P.S & Humberside C.I. This exceptional home offers the perfect blend of comfort, style, and location!

**Inclusions:** Kitchen Aid gas stove / new Weber gas barbeque, Maytag dishwasher, Panasonic microwave, Fisher Paykal Fridge. Maytag washer, Bosch dryer. 2x Napoleon gas fireplaces and one wood burning fireplace with a insert. Electrical Light fixtures, window coverings & TV in front bedroom currently on the wall.

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



|                                                     |                         |                        |                                          |
|-----------------------------------------------------|-------------------------|------------------------|------------------------------------------|
| <b>264 Pacific Ave</b>                              |                         |                        | <b>Sold: \$2,950,000</b>                 |
| <b>Toronto Ontario M6P 2P5</b>                      |                         |                        | <b>List: \$2,398,000</b>                 |
| Toronto W02 High Park North Toronto                 |                         |                        |                                          |
| <b>Taxes:</b> \$10,217.88/2025                      |                         | <b>For:</b> Sale       | <b>% Dif:</b> 123                        |
| <b>Sold Date:</b> 04/13/2026                        |                         |                        |                                          |
| <b>SPIS:</b> No                                     | <b>Last Status:</b> SLD | <b>DOM:</b> 7          |                                          |
| Detached                                            | <b>Fronting On:</b> W   | <b>Rms:</b> 9          | 1x2xMain, 1x4x2nd, 1x3xLower,<br>1x4x2nd |
| <b>Link:</b> N                                      | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1 |                                          |
| 2-Storey                                            | 26 x 109 Feet           | <b>Washrooms:</b> 4    |                                          |
|                                                     | <b>Irreg:</b>           |                        |                                          |
| <b>Dir/Cross St:</b> Humberside Ave & High Park Ave |                         |                        |                                          |
| <b>Directions:</b> Humberside Ave & High Park Ave   |                         |                        |                                          |

**MLS#:** W12961838      **PIN#:** 213660163  
**Legal:** PT LT 22-23 BLK 7 PL 553 WEST TORONTO JUNCTION AS IN CT391242 S/T INTEREST IN CT391242; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Full / Finished / Walk-Up<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air, Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b> Private<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fireplace/Stove<br><b>Interior Feat:</b> Water Heater Owned | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description     |                                         |
|----|-----------|-------|-------------|------------|-----------------|-----------------------------------------|
| 1  | Dining    | Main  | 16.17       | x 10.83    | Large Window    | Pot Lights                              |
| 2  | Breakfast | Main  | 14.01       | x 10.01    | Large Window    | Pot Lights                              |
| 3  | Kitchen   | Main  | 14.01       | x 8.01     | Eat-In Kitchen  | Stainless Steel Appl      Breakfast Bar |
| 4  | Pantry    | Main  | 8.01        | x 4.33     | B/I Microwave   | Undermount Sink                         |
| 5  | Family    | Main  | 15.26       | x 10.99    | Sliding Doors   | Fireplace      B/I Shelves              |
| 6  | Mudroom   | Main  | 8.43        | x 5.74     | Walk-Out        | 2 Pc Bath      B/I Shelves              |
| 7  | Prim Bdrm | 2nd   | 14.34       | x 12.5     | Vaulted Ceiling | W/I Closet      4 Pc Ensuite            |
| 8  | 2nd Br    | 2nd   | 14.01       | x 10.01    | Pot Lights      | Semi Ensuite      Double Closet         |
| 9  | 3rd Br    | 2nd   | 16.24       | x 10.01    | Pot Lights      | Semi Ensuite      Closet                |
| 10 | Laundry   | 2nd   | 6           | x 5.58     | Laundry Sink    | B/I Shelves      Pot Lights             |
| 11 | 4th Br    | Lower | 12.76       | x 10.17    | Large Window    | Heated Floor      Semi Ensuite          |
| 12 | Rec       | Lower | 20.24       | x 19.16    | Walk-Up         | Wet Bar      Heated Floor               |
| 13 | Office    | Lower | 6.99        | x 5.58     | Heated Floor    | Pot Lights                              |

**Client Remks:** Welcome to 264 Pacific Avenue - an exceptional, fully rebuilt two-storey residence in the heart of High Park, offering nearly 3,000 sq ft of thoughtfully designed living space. Set on a coveted, family-friendly street, this home blends modern design with everyday functionality, delivering the ideal backdrop for both comfortable living and effortless entertaining. The main floor showcases a bright, open-concept layout with clean lines and premium finishes throughout. A custom-designed kitchen anchors the space, complemented by a dedicated dining area and an expansive family room featuring built-in cabinetry and a Kingsman gas fireplace. Walk out to a covered rear deck and enjoy a private, west-facing backyard-perfect for evening gatherings and sunset views. Upstairs, a stunning primary retreat impresses with vaulted ceilings, a walk-in closet, and a spa-inspired ensuite featuring heated floors, a custom vanity, an oversized rain shower, and a deep soaker tub. Two additional generously sized bedrooms share a semi-ensuite bathroom, ideal for growing families. A thoughtfully designed laundry room with custom cabinetry and a sink completes the level. The underpinned lower level adds incredible versatility, complete with 9' ceilings, heated and polished concrete floors, an office, walk-up to the rear yard, and a separate bedroom suite - ideal for guests, extended family, or potential in-law living. With a private driveway and oversized garage designed to accommodate a car lift, this home offers the rare convenience of ample parking in a prime west-end location. Just steps to High Park, top-rated schools, transit, and the vibrant shops and restaurants of the neighbourhood, 264 Pacific Avenue is a turnkey opportunity in one of Toronto's most sought-after communities.

**Inclusions:** See Schedule B.

**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD. Ph: 416-717-8853



|                                                                                         |                         |                                         |
|-----------------------------------------------------------------------------------------|-------------------------|-----------------------------------------|
| <b>178 Oakmount Rd</b>                                                                  |                         | <b>Sold: \$2,600,000</b>                |
| <b>Toronto Ontario M6P 2M9</b>                                                          |                         | <b>List: \$2,495,000</b>                |
| Toronto W02 High Park North Toronto                                                     |                         |                                         |
| <b>Taxes:</b> \$9,391.89/2026                                                           | <b>For:</b> Sale        | <b>% Dif:</b> 104                       |
| <b>Sold Date:</b> 06/09/2026                                                            |                         |                                         |
| <b>SPIS:</b> No                                                                         | <b>Last Status:</b> SLD | <b>DOM:</b> 7                           |
| Detached                                                                                | <b>Fronting On:</b> W   | <b>Rms:</b> 9 + 4                       |
| <b>Link:</b> N                                                                          | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1                  |
| 2-Storey                                                                                | 24.8 x 150 Feet         | <b>Washrooms:</b> 4                     |
|                                                                                         | <b>Irreg:</b>           | 1x4x2nd, 1x3x2nd, 1x2xMain,<br>1x3xBsmt |
| <b>Dir/Cross St:</b> Bloor St W and Keele St <b>Directions:</b> Bloor St W and Keele St |                         |                                         |

**MLS#:** W13227922

**PIN#:** 213660262

**Legal:** PART OF LOT 14, REGISTERED PLAN 587, DESIGNATED AS PART 1, 66R29171 CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Yes<br><b>Apx Age:</b><br><b>Year Built:</b> 1913<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick / Brick Veneer<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> Inground, Outdoor<br><b>Prop Feat:</b> Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School<br><b>Exterior Feat:</b> Deck, Recreational Area<br><b>Interior Feat:</b> Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, Floor Drain, In-Law Capability, Sauna, Storage<br><b>Security Feat:</b> Alarm System | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br>Garden Shed, Gazebo, Sauna<br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description         |                                      |
|----|-----------|-------|-------------|------------|---------------------|--------------------------------------|
| 1  | Rec       | Lower | 29          | x 18.5     | B/I Bar             | Combined W/Kitchen W/O To Yard       |
| 2  | Other     | Lower | 6.89        | x 6.23     | Sauna               |                                      |
| 3  | Laundry   | Lower | 15.42       | x 11.35    | Combined W/Workshop | Cedar Closet                         |
| 4  | Kitchen   | Bsmt  | 12.34       | x 8.2      | Combined W/Rec      | B/I Appliances Breakfast Bar         |
| 5  | Living    | Main  | 16.04       | x 11.29    | Combined W/Dining   | W/O To Deck Combined W/Kitchen       |
| 6  | Breakfast | Main  | 17.52       | x 6.99     | Combined W/Living   | Combined W/Kitchen Combined W/Dining |
| 7  | Kitchen   | Main  | 14.27       | x 9.15     | Combined W/Dining   | B/I Range B/I Dishwasher             |
| 8  | Dining    | Main  | 14.93       | x 11.65    | Combined W/Kitchen  | West View O/Looks Living             |
| 9  | Family    | Main  | 24.44       | x 12.04    | Hardwood Floor      | East View Crown Moulding             |
| 10 | Prim Bdrm | 2nd   | 25.43       | x 11.42    | O/Looks Backyard    | 4 Pc Ensuite W/O To Balcony          |
| 11 | 2nd Br    | 2nd   | 12.89       | x 11.58    | Skylight            | Closet                               |
| 12 | 3rd Br    | 2nd   | 13.58       | x 12.2     | O/Looks Park        | Closet East View                     |
| 13 | Loft      | Upper | 12.83       | x 7.22     | O/Looks Pool        | Combined w/Primary O/Looks Backyard  |

**Client Remks:** Rarely does a property of this calibre come to market in one of Toronto's most sought-after west end communities. 178 Oakmount Road is an impressive detached residence - two full storeys with a private loft retreat off the primary bedroom- set on a generous 25x150 foot lot in the heart of High Park North, a neighbourhood celebrated for its walkability, exceptional schools, and unparalleled access to green space and urban amenities. The home offers a well-appointed interior across three levels, featuring 3 bedrooms, 3 full bathrooms, and a main floor powder room, wood-burning fireplace, sauna, central vacuum, central air conditioning, EV service line, all-new kitchen appliances and more. The finished lower level - currently configured for recreation and entertaining- offers a private walk-out and separate entrance, presenting equally compelling potential for multigenerational living or supplementary rental income. The backyard has been thoughtfully developed to include a large private deck, in-ground pool, and gazebo, composing an outdoor environment of genuine distinction. Positioned directly across from Lithuania Park - affording residents the rare luxury of an expansive secondary green space complete with a tobogganing hill, baseball diamond & playground - and within walking distance of both Keele and High Park subway stations, the property offers effortless connectivity across the city. Keele Street Public School and Humberstone Collegiate Institute serve the area's families with distinction, while Bloor West Village, Roncesvalles Avenue, and the Junction collectively deliver an exceptional standard of daily living.

**Inclusions:** See Schedule C

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



|                                                                                                                                                                                                                             |                                                                            |                                                                                                                |                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>179 Glendonwynne Rd</b><br><b>Toronto Ontario M6P 3E8</b><br>Toronto W02 High Park North Toronto<br><b>Taxes:</b> \$11,462/2025<br><b>Sold Date:</b> 05/12/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 5 |                                                                            |                                                                                                                | <b>Sold: \$2,730,000</b><br><b>List: \$2,795,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 98  |
| Detached<br><b>Link:</b> N<br>2 1/2 Storey                                                                                                                                                                                  | <b>Fronting On:</b> E<br><b>Acreage:</b><br>43 x 120 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 4<br><b>Bedrooms:</b> 4 + 2<br><b>Washrooms:</b> 4<br>1x2xMain, 1x5x2nd, 1x3x3rd,<br>1x3xLower | <b>Dir/Cross St:</b> Bloor and Glendonwynne Rd<br><b>Directions:</b> Bloor and Glendonwynne Rd |

|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                              |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>MLS#:</b> W13097540 <b>PIN#:</b> 213690204<br><b>Legal:</b> PT LT 2 PL 862 WEST TORONTO JUNCTION AS IN CA769188; S/T & T/W CA769188                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                              |                                      |
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Apartment<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Mutual<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Clear View, Family Room,<br>Fenced Yard, Fireplace/Stove, Library,<br>Park, Public Transit, School<br><b>Interior Feat:</b> Auto Garage Door<br>Remote, Built-In Oven, Floor Drain, In-Law<br>Suite, Water Heater | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> A |

| <b>Topography:</b> Hillside |           |       |             |            |                 |                      |                      |
|-----------------------------|-----------|-------|-------------|------------|-----------------|----------------------|----------------------|
| #                           | Room      | Level | Length (ft) | Width (ft) | Description     |                      |                      |
| 1                           | Foyer     | Main  | 6.92        | x 8.92     | Crown Moulding  | Hardwood Floor       | 2 Pc Bath            |
| 2                           | Living    | Main  | 13.58       | x 11.68    | Crown Moulding  | Fireplace            | Hardwood Floor       |
| 3                           | Dining    | Main  | 18.01       | x 9.25     | Crown Moulding  | Hardwood Floor       | Pot Lights           |
| 4                           | Kitchen   | Main  | 11.09       | x 12.01    | Open Concept    | Greenhouse Window    | Stainless Steel Appl |
| 5                           | Family    | Main  | 15.94       | x 15.85    | Hardwood Floor  | Gas Fireplace        | W/O To Yard          |
| 6                           | Mudroom   | Main  | 8.23        | x 6.27     | Heated Floor    | Tile Floor           | W/O To Yard          |
| 7                           | 2nd Br    | 2nd   | 14.01       | x 10.66    | Double Closet   | Hardwood Floor       | Crown Moulding       |
| 8                           | 3rd Br    | 2nd   | 13.42       | x 12.01    | Double Closet   | Hardwood Floor       | Juliette Balcony     |
| 9                           | 4th Br    | 2nd   | 11.09       | x 8.07     | Double Closet   | Hardwood Floor       | Crown Moulding       |
| 10                          | Bathroom  | 2nd   | 10.66       | x 8.66     | 5 Pc Bath       | Heated Floor         | B/I Vanity           |
| 11                          | Prim Bdrm | 3rd   | 14.93       | x 12.83    | 3 Pc Bath       | W/I Closet           | Hardwood Floor       |
| 12                          | Living    | Bsmt  | 15.32       | x 14.93    | Laminate        | Window               | Electric Fireplace   |
| 13                          | Br        | Bsmt  | 10.66       | x 10.33    | Closet          | Window               | Laminate             |
| 14                          | Kitchen   | Bsmt  | 7.84        | x 8.33     | Granite Counter | Stainless Steel Sink | Tile Floor           |
| 15                          | Br        | Bsmt  | 10.33       | x 8.17     | Laminate        | Window               | Closet               |
| 16                          | Bathroom  | Bsmt  | 7.25        | x 5.91     | 3 Pc Bath       | Tile Floor           | B/I Vanity           |
| 17                          | Laundry   | Bsmt  | 4.82        | x 9.51     | Window          | Laundry Sink         | Tile Floor           |

**Client Remks:** A home worthy of a Hallmark movie! This home was featured in "The Way Home," starring Andie MacDowell. A rare offering on a coveted, tree-lined street in sought-after High Park North, this grand yet welcoming family home offers exceptional space and is well-maintained. The home is 2-storey and features 4+2 bedrooms and 4 bathrooms, including a coveted main floor family room and main floor powder room, rare in the neighbourhood. The additional storey allows for a private third-floor primary retreat. A generous and well-appointed 1-bedroom apartment on the lower level offers flexibility for extended family or income potential, plus a separate lower-level room offering flexibility as an additional bedroom or hobby space. The open-concept main floor features a custom kitchen with quartz countertops, peninsula seating, stainless steel appliances, and a greenhouse window. The sun-filled living room with wood-burning fireplace flows into a dining area ideal for entertaining. The family room with a gas fireplace offers a walkout to the garden, while a mudroom with built-in storage and heated floors adds convenience. The second floor includes three well-proportioned bedrooms and a renovated spa-inspired bathroom with a soaker tub, glass shower, and double vanity. The third floor is a private primary retreat with a 3-piece ensuite and a large closet. Additional highlights include hardwood floors, crown moulding, excellent ceiling height, including the basement, 200-amp service, and updated Bell fibre optics. The 43 x 120 ft lot offers a mutual drive with access to a 2-car garage plus one parking space. Landscaped gardens with mature trees provide a private, low-maintenance outdoor setting. Ideally located near Runnymede PS, Humberside CI, Ravina Gardens, High Park, Grenadier Pond, Bloor West shops, and transit, including the UP Express and Bloor subway

**Inclusions:** All electric light fixtures, All existing Hunter Douglas window treatments, stainless steel Kitchen aid gas range (2025), Fisher Paykel Refrigerator with lower freezer drawer, Kitchen aid Dishwasher, Panasonic microwave, Stainless Steel Whirlpool fridge, Stainless steel

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 07/07/2026 3:52:41 PM

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

|                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Samsung Microwave, Stainless steel GE dishwasher, Stainless steel Midea glass top 4 element range, Stacking GE washer/dryer, patio furniture<br><b>Listing Contracted With:</b> CHESTNUT PARK REAL ESTATE LIMITED <b>Ph:</b> 416-925-9191 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|