



519 Rushton Rd Toronto Ontario M6C 2Y6 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$6,816.94/2025 For: Sale % Dif: 96 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,235,018 List: \$1,285,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 120 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Rushton Road & Valewood Ave Directions: Rushton Road & Valewood Ave

MLS#: C13032788 **PIN#:** 104690091
Legal: PCL 12136 SEC WEST TOWNSHIP OF YORK; PT LT 58 E/S RUSHTON RD PL M352 TWP OF YORK

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Mutual, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.89	x 4	Tile Floor	Open Concept	
2	Living	Main	14.83	x 8.03	Fireplace	Crown Moulding	Large Window
3	Dining	Main	14.16	x 9.49	Open Concept	Crown Moulding	Large Window
4	Kitchen	Main	14.07	x 8.28	Eat-In Kitchen	Tile Floor	Window
5	Den	Main	9.63	x 8.28	Broadloom	W/O To Deck	
6	Br	Main	9.85	x 9.45	Broadloom	Double Closet	Large Window
7	Prim Bdrm	2nd	17.28	x 10.54	Hardwood Floor	Skylight	Window
8	2nd Br	2nd	12.71	x 11.23	Hardwood Floor	W/I Closet	Large Window
9	Office	2nd	6.61	x 6.55	Hardwood Floor	Skylight	
10	Bathroom	2nd	7.8	x 4.93	4 Pc Bath	Tile Floor	Window
11	Rec	Lower	11.19	x 9.65	Broadloom	Open Concept	Combined W/Kitchen
12	Kitchen	Lower	16.65	x 6.44	Eat-In Kitchen	Combined W/Rec	Above Grade Window
13	Br	Lower	10.27	x 8.21	Broadloom	Double Closet	Above Grade Window
14	Laundry	Lower	8.74	x 8.28	Linoleum	Laundry Sink	Above Grade Window
15	Utility	Lower	8.57	x 7.94	Concrete Floor		
16	Bathroom	Lower	6.92	x 4.9	4 Pc Bath	Tile Floor	Above Grade Window

Client Remks: A rare opportunity on coveted Rushton Road, this property offers exceptional flexibility and undeniable upside in one of Toronto's most desirable neighborhoods. This solid home is brimming with potential - ideal for a sophisticated single-family renovation or a new build that fully capitalizes on the street's established value. The existing layout features expansive principal rooms, a generous eat-in kitchen, and a rear addition that can be seamlessly transformed into a bright, inviting family room. Two well-proportioned bedrooms along with a charming office nook illuminated by a skylight that's an inspiring work-from-home space, offering a bright alternative to a typical basement setup. The lower level provides impressive versatility, with a large, open media room, an additional bedroom, and a full suite of amenities including a kitchen, bathroom, laundry, and ample storage - perfect for in-law suite or income-generating rental. The private yard offers an ideal setting for family play or effortless entertaining. Just steps to transit, Cedarvale Ravine, St. Clair West, Wychwood Barns, Humewood PS and an array of local shops and dining. Whether you envision renovating, reimagining, or building new, this is a property that delivers lasting value and remarkable opportunity.

Inclusions: Refrigerator, gas stove, dishwasher, 2 food fans, freezer in lower level, washer & dryer, electric light fixtures, window coverings (all in "as is" condition), gas furnace and central air conditioner.

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



169 Wychwood Ave
Toronto Ontario M6C 2T4
 Toronto C03 Humewood-Cedarvale Toronto
Taxes: \$7,744.48/2025 **For:** Sale **% Dif:** 105
Sold Date: 01/22/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Detached **Fronting On:** E **Rms:** 6 + 5
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 27 x 130 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x4x2nd
Dir/Cross St: St Clair Ave W. & Wychwood Ave **Directions:** St Clair Ave W. & Wychwood Ave

MLS#: C12712480 **PIN#:** 104680207
Legal: PT LT 115 PL 1322 TWP OF YORK AS IN CY604000; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.49	x 10.93	Parquet Floor	Large Window	
2	Dining	Main	9.98	x 10.96	Parquet Floor	Window	
3	Kitchen	Main	17.63	x 10.07	Eat-In Kitchen	Large Window	W/O To Yard
4	Bathroom	Main	0	0	Tile Floor	Window	
5	Prim Bdrm	2nd	14.98	x 9.88	Parquet Floor	His/Hers Closets	Window
6	2nd Br	2nd	10.86	x 10.83	Parquet Floor	Double Closet	Large Window
7	3rd Br	2nd	9.37	x 8.69	Parquet Floor	Double Closet	Window
8	Bathroom	2nd	10.07	x 4.95	4 Pc Bath	Tile Floor	Window
9	Rec	Lower	12.83	x 7.46	Concrete Floor	Track Lights	Above Grade Window
10	Kitchen	Lower	11.98	x 10.57	Eat-In Kitchen	Linoleum	Above Grade Window
11	Utility	Lower	20.32	x 7.44	Combined W/Laundry	Above Grade Window	W/O To Yard
12	Workshop	Lower	9.56	x 7.38	Concrete Floor	B/I Shelves	
13	Cold/Cant	Lower	13.93	x 5.34	Concrete Floor	B/I Shelves	Above Grade Window

Client Remks: Set on a desirable 27 x 130 ft lot, this rare opportunity on coveted Wychwood Avenue offers flexibility and real upside. With great bones, the property is well suited for a high-end single-family renovation, a multi-family conversion with laneway house potential, or a full custom rebuild - the street can take its value. The layout features large principal rooms, a rare main-floor powder room, and generously sized bedrooms, each with double closets. The 7 1/2-foot basement provides excellent ceiling height and the potential to create additional living space or a rental suite. We offer lane access which leads to a single car garage and parking for two cars- a desirable and rare feature. Whether you're planning to renovate, reconfigure, or build new, this is a property that supports long-term value and multiple opportunities. Wychwood Avenue is a quiet, tree-lined street near Wychwood Barns, St. Clair West, parks, schools, and transit. A walkable, family-friendly enclave with consistent demand.

Inclusions: Refrigerator, gas stove, microwave, hood fan, curio cabinet in kitchen, workshop table in lower level, washer, dryer, gas furnace and central air conditioner.

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



211 Arlington Ave Toronto Ontario M6C 2Z4 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$1,420,000 List: \$1,379,000
Taxes: \$5,686/2025	For: Sale	% Dif: 103
Sold Date: 03/07/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: E	Rms: 7 + 4
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	25 x 105.35 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: St Clair And Arlington Directions: St Clair and North on Arlington		

MLS#: C12849506 **PIN#:** 104700012
Legal: See Schedule B

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.99	x 10.17	Hardwood Floor
2	Dining	Main	15.42	x 10.01	Hardwood Floor
3	Kitchen	Main	18.04	x 9.09	Hardwood Floor
4	Powder Rm	Main	4.49	x 4.99	Vinyl Floor
5	Prim Bdrm	2nd	13.42	x 9.42	Hardwood Floor
6	2nd Br	2nd	13.48	x 8.99	Hardwood Floor
7	3rd Br	2nd	12.76	x 8.66	Hardwood Floor
8	4th Br	2nd	15.42	x 9.32	Hardwood Floor
9	5th Br	Lower	14.99	x 8.23	Broadloom
10	Rec	Lower	15.68	x 8.99	Broadloom
11	Kitchen	Lower	8.43	x 8.01	
12	Laundry	Lower	8.99	x 11.68	Concrete Floor
13	Cold/Cant	Lower	7.09	x 17.42	Concrete Floor

Client Remks: This is not just a light filled 4 Bedroom detached home located in the vibrant St Clair west community!! This is the opportunity for entry level city living home ownership. This is the opportunity to tumble right in and get down to living. This is your opportunity to live on a tree lined street in a community that you thought was out of reach. This is the opportunity to take advantage of great local schools, parks, shops and restaurants that the St Clair strip has to offer. This is your opportunity to make new friends and be part of a neighbourhood that is urban and dynamic. It all starts somewhere for someone. Let this be your opportunity hurry home!! Light filled spacious main floor generously sized Living and Dining room with a private main floor powder room. Modern kitchen with direct access to the yard. Second floor features 4 equally sized bedrooms with lots of closets and a family bathroom. Easily live in as is or go from 4-3 bedrooms and create a charming primary with ensuite bathroom so many options here. The lower level has a separate entrance a 5th bedroom and oversized rec room, a full family bathroom and laundry plus a second kitchenette if you want an in-law or income suite in the basement. Walk out from the main floor onto your deck and into your deep east facing yard lots of space for play or easy summertime living. Be right where you belong in this outstanding St Clair W community. Small car parking and a garage at the rear (currently used for a workshop and storage). Close to everything fabulous walking distance to all the amazing area parks and green spaces, to the school hello Humewood PS, just around the corner from local favourites like Coco Latte, Nodo, Mables and Emmas Country Kitchen and the beloved Wychwood Barns Farmers Market. Add TTC at your doorstep and the vibrant energy of St. Clair.

Inclusions: Please see schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



299 Wychwood Ave		Sold: \$1,330,000
Toronto Ontario M6C 2T6		List: \$1,419,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$6,967.76/2025	For: Sale	% Dif: 94
Sold Date: 04/30/2026		
SPIS: No	Last Status: SLD	DOM: 16
Detached	Fronting On: E	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	27 x 129.75 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Wychwood Ave & Maplewood Ave		
Directions: Wychwood Ave & Maplewood Ave		

MLS#: C12996826 **PIN#:** 104680138
Legal: PT LT 143 PL 1322 TWP OF YORK AS IN CY678487; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1972 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.74	x 13.19	Broadloom	Crown Moulding	Picture Window
2	Dining	Main	12.5	x 9.81	Broadloom	Crown Moulding	Large Window
3	Kitchen	Main	13.98	x 10.17	Eat-In Kitchen	Window	W/O To Yard
4	Prim Bdrm	2nd	13.31	x 13.08	Hardwood Floor	Double Closet	Large Window
5	2nd Br	2nd	13.29	x 9.87	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.9	x 9.7	Hardwood Floor	Closet	Window
7	Bathroom	2nd	9.8	x 4.86	4 Pc Bath	Tile Floor	Window
8	Rec	Lower	29.1	x 12.85	Parquet Floor	Open Concept	Above Grade Window
9	Kitchen	Lower	13.17	x 9.78	Eat-In Kitchen	Above Grade Window	Walk-Up
10	Bathroom	Lower	6.84	x 3.09	3 Pc Bath	Tile Floor	Above Grade Window

Client Remks: Set on a desirable 27 x 130 foot lot, this rare opportunity on coveted Wychwood Avenue offers flexibility and real upside in one of Toronto's most sought-after neighborhoods. This is a solid detached home with tons of potential - this property is well suited for a high-end single-family renovation, a multi-family conversion with laneway house potential, or a full custom rebuild - the street can take its value. The layout features large principal rooms and generously sized bedrooms, each with large closets. The awesome 7 1/2-foot ceiling height in the basement provides excellent potential to create additional living space or a rental suite. We offer lane access which leads to a double car garage and parking for three cars - an important and increasingly rare feature. Whether you're planning to renovate, reconfigure, or build new, this property supports long-term value and multiple opportunities. Wychwood Avenue is a quiet, tree-lined street near Wychwood Barns, St. Clair West, parks, schools, and transit. A walkable, family-friendly enclave with consistent demand.

Inclusions: 2 Refrigerator, 2 stoves, hood fan (all in "as is" condition), all electric light fixtures, all window coverings, gas furnace and central air conditioner.

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



38 Kenwood Ave Toronto Ontario M6C 2R9 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$7,842/2025 For: Sale % Dif: 98 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,415,000 List: \$1,440,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 18.02 x 130.18 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Kenwood & St. Clair Directions: St.Clair and Vaughan Rd

MLS#: C12966372 **PIN#:** 104680239
Legal: PT LT 100 PL 1322 TWP OF YORK AS IN TB866409; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Separate Hydro Meter	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	6.79	x 15.91	Laminate	Walk Through	B/I Shelves
2	Living	Main	11.52	x 14.11	Hardwood Floor	Pot Lights	Large Window
3	Dining	Main	11.71	x 14.11	Hardwood Floor	Pot Lights	W/O To Deck
4	Kitchen	Main	8.6	x 12.2	Stainless Steel Appl	Quartz Counter	Pot Lights
5	Prim Bdrm	2nd	9.91	x 14.11	B/I Closet	Large Window	Broadloom
6	2nd Br	2nd	11.19	x 8.99	B/I Closet	Window	Broadloom
7	3rd Br	2nd	14.4	x 6.5	Large Window	Closet	O/Looks Backyard
8	Laundry	Bsmt	11.38	x 6.69	Tile Floor	Window	Walk-Thru
9	Office	Bsmt	11.71	x 6.79	Pot Lights	Closet	Laminate
10	Rec	Bsmt	11.91	x 10.07	Pot Lights	Walk-Thru	

Client Remks: Welcome to 38 Kenwood Ave, set in the highly sought-after Humewood neighbourhood. This turn-key detached home offers the perfect blend of style, function, and thoughtful upgrades throughout. Featuring pot lights, a beautifully renovated kitchen, freshly painted interiors, and new carpet on the second floor, every detail has been carefully considered. The fully finished basement adds valuable living space. Step outside to a private backyard oasis with a detached garage and low-maintenance turf, perfect for relaxing or entertaining. Inside, you will find exceptional storage with custom closet organizers, extensive built-ins, and a highly efficient layout with no wasted space, making it a great fit for young families or downsizers alike. All of this just steps to St. Clair, public transit, local shops, and great schools including Leo Baeck, Robbins Hebrew, and St. Alphonsus. Don't miss this opportunity.

Inclusions: All Existing Appliances, Existing Light Fixtures, Existing Window Coverings

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



131 Pinewood Ave Toronto Ontario M6C 2V4 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$7,111/2025 For: Sale % Dif: 101 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$1,500,000 List: \$1,479,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 26.42 x 125 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4	Dir/Cross St: Pinewood Ave & Valewood Ave Directions: Pinewood Ave & Valewood Ave

MLS#: C13003030 **PIN#:** 104690374
Legal: PCL 55-1 SEC M316; PT LT 55 E/S PINWOOD AV PL M316 YORK

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Mutual, Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Garburator	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.71	x 4.86	Tile Floor	Open Concept	Closet
2	Living	Main	12.25	x 11.08	Hardwood Floor	Gas Fireplace	Large Window
3	Dining	Main	11.73	x 11.09	Hardwood Floor	Open Concept	Large Window
4	Kitchen	Main	12.34	x 8.74	Centre Island	Pot Lights	W/O To Deck
5	Prim Bdrm	2nd	12.25	x 10.86	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	16.8	x 8.18	Hardwood Floor	Double Closet	Window
7	3rd Br	2nd	10.11	x 10.1	Hardwood Floor	Closet Organizers	Window
8	Bathroom	2nd	7.55	x 5.39	4 Pc Bath	Crown Moulding	Window
9	Rec	Lower	18.89	x 9.51	Pot Lights	Open Concept	Window
10	Laundry	Lower	12.99	x 8.53	Laminate	Pot Lights	Stainless Steel Sink
11	Bathroom	Lower	12.68	x 5.92	4 Pc Bath	Heated Floor	Above Grade Window

Client Remks: Tucked along a friendly, sought-after street in Humewood, this home welcomes you with warmth, charm, and a true sense of community. A cozy front porch sets the tone, inviting you to slow down and feel at home from the moment you arrive. The bright, open-concept main floor has tall windows that pour in natural light and wide-plank floors add a fresh, inviting feel. The living and dining areas flow effortlessly - perfect for everyday living and easy entertaining. At the back of the home, a striking wall of windows blurs the line between indoors and out, filling the space with natural light and greenery. The kitchen is functional with abundant cabinetry and center island, and it opens seamlessly to a spacious deck and a truly sprawling backyard - a rare and special setting that invites outdoor living, play, and entertaining, with clear potential to add an addition as your needs grow. The serene primary bedroom retreat is complemented by thoughtful built-ins, while the additional bedrooms are bright and versatile. The lower level offers a welcoming media room that's perfect for movie nights, with above-grade windows and 6 1/2 foot ceiling height making it airy and bright, built-in storage, a beautifully finished, massive bathroom with heated floors, and a well-equipped laundry area. Come live on St Clair West and immerse yourself in one of the city's most engaged communities - Saturday mornings at the Farmers' Market, cultural programming at Wychwood Barns, dog walking at Cedarvale Park, and the everyday convenience and charm of a connected urban lifestyle. Front pad parking is 1 legal spot, comfortably fits 2 vehicles.

Inclusions: Frigidaire s/s refrigerator, GE s/s cooktop stove, Miele s/s dishwasher, GE s/s built-in microwave, garburator, Samsung front load washer & dryer, Brada s/s upright freezer, electric light fixtures, window coverings and central air conditioner.

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



306 Wychwood Ave			Sold: \$1,405,000		
Toronto Ontario M6C 2T8			List: \$1,495,000		
Toronto C03 Humewood-Cedarvale Toronto					
Taxes: \$6,839.57/2025		For: Sale	% Dif: 94		
Sold Date: 03/02/2026					
SPIS: No	Last Status: SLD	DOM: 12			
Detached	Fronting On: W	Rms: 8 + 2			
Link: N	Acreage:	Bedrooms: 3 + 1			
2-Storey	25 x 125 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 1x4xMain, 1x3xLower			
Dir/Cross St: Bathurst/St. Clair			Directions: Bathurst/St. Clair		

MLS#: C12796550	PIN#: 104690331
Legal: Part Lot 36, Plan M316	

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Arts Centre, Fireplace/Stove, Park, Public Transit, Ravine, School	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Accessory Apartment	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.61	x 9.91	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	13.29	x 11.29	Open Concept	Walk-Out	
3	Kitchen	Main	11.12	x 8.69	Marble Counter	4 Pc Bath	
4	Prim Bdrm	2nd	21	x 9.91	His/Hers Closets	Picture Window	
5	2nd Br	2nd	13.39	x 9.28	Closet	Picture Window	
6	3rd Br	2nd	10.1	x 8.1	Hardwood Floor	W/O To Deck	
7	Laundry	Lower	9.12	x 8.6			
8	Other	Lower	0	0	3 Pc Bath	Combined W/Kitchen	

Client Remks: Nestled within the highly sought-after Humewood Community School district, this beautifully updated 3+1 bedroom, 3-bath detached residence blends timeless character with modern comfort and exceptional flexibility. Set on a premium 25 x 125-foot west-facing lot, the home features a rare private driveway and built-in garage - an incredible advantage in this coveted neighbourhood. Inside, a thoughtfully renovated kitchen and refreshed main-floor bath pair perfectly with bright, open-concept living and dining spaces designed for both everyday living and effortless entertaining. A charming front porch enhances the curb appeal, offering a warm and inviting place to unwind and connect with the community. The fully self-contained lower level, complete with a separate entrance, provides outstanding versatility - ideal for rental income, an in-law or nanny suite, or multigenerational living. At the rear, an oversized coach-style outbuilding adds even more potential - perfectly suited for a studio, home office, gym, or future garden suite conversion. Located just steps to Artscape Wychwood Barns, the shops and restaurants along St. Clair Avenue West, convenient TTC access, and nearby parks, this home offers the perfect blend of urban vibrancy and residential calm. An exceptional opportunity for families, investors, or anyone seeking a dynamic, community-focused lifestyle - 306 Wychwood Avenue truly checks all the boxes.

Inclusions: All kitchen appliances currently situated at the property (main & lower level), washer, dryer, any remotes, all window coverings, all light fixtures

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



479 Rushton Rd Toronto Ontario M6C 2Y4 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$1,660,000 List: \$1,599,000
Taxes: \$7,512/2025	For: Sale	% Dif: 104
Sold Date: 04/17/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: E	Rms: 8 + 4
Link: N	Acreage:	Bedrooms: 3 + 2
2-Storey	25 x 120 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Rushton Road & Maplewood Ave		
Directions: Rushton Road & Maplewood Ave		

MLS#: C12977828 **PIN#:** 104690068
Legal: PCL 4329 SEC WEST TOWNSHIP OF YORK; PT LT 48 E/S RUSHTON RD PL M352 TWP OF YORK

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: Plans Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Capability, In-Law Suite	Zoning: Residential Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.23	x 6.07	Porcelain Floor	Pot Lights	Closet
2	Living	Main	14.16	x 10.37	Built-In Speakers	Pot Lights	Large Window
3	Dining	Main	13.4	x 8.35	Hardwood Floor	Pot Lights	Crown Moulding
4	Family	Main	19.12	x 13.51	Built-In Speakers	Pot Lights	W/O To Deck
5	Kitchen	Main	13.53	x 9.11	Centre Island	Stainless Steel Appl	Window
6	Bathroom	Main	7.76	x 7.65	4 Pc Bath	Quartz Counter	Pot Lights
7	Prim Bdrm	2nd	16.41	x 10.12	Broadloom	Closet	Large Window
8	2nd Br	2nd	13.61	x 8.55	Broadloom	Closet	Large Window
9	3rd Br	2nd	11	x 10.2	Broadloom	Closet	Window
10	Tandem	2nd	8.76	x 6.11	Broadloom	Picture Window	
11	Bathroom	2nd	6.54	x 5.12	Tile Floor	Quartz Counter	Window
12	Living	Lower	10.98	x 7.91	Tile Floor	Pot Lights	Open Concept
13	Kitchen	Lower	13.06	x 7.13	Tile Floor	Pot Lights	Above Grade Window
14	Den	Lower	8.4	x 6.56	Broadloom	Pot Lights	Open Concept
15	Br	Lower	12.3	x 11.55	Pot Lights	Double Closet	Above Grade Window
16	Br	Lower	10.41	x 9.3	Broadloom	Pot Lights	Closet
17	Laundry	Lower	8.04	x 7.1	Open Concept	Pot Lights	Above Grade Window
18	Utility	Lower	9.41	x 8.32	Concrete Floor	Laundry Sink	
19	Bathroom	Lower	6.97	x 4.94	Tile Floor	Pot Lights	Window

Client Remks: An opportunity to live on coveted Rushton Road in a home that checks all the boxes - and one you can truly stay in for years to come. We're offering a beautifully presented home that delivers the kind of space rarely found in one package. The main floor offers an effortless, open flow between rooms enhanced by wide openings, and is anchored by a sought after family room and bathroom - enhancing busy mornings and relaxed evenings. Importantly, the existing main floor and basement addition can support a future second-storey expansion, offering a rare opportunity to grow the home over time. The stylish modern kitchen is highly functional, featuring a large center island with breakfast bar and a large pantry. The bedrooms are well-proportioned and a tandem room includes a washer and dryer hook-up, adding everyday convenience. The home is enriched with thoughtful upgrades such as ceiling speakers for effortless ambiance, remote-controlled blinds, custom closet organizers, and a spa-like steam shower that transforms your daily routine into a moment of retreat. The private backyard and deck extend your living space and the huge lower level offers exceptional flexibility to use as a rental or take down a few walls that are not supporting and create a huge media room for additional living space for your family. Come live in Humewood and immerse yourself in one of the city's most engaged communities-Saturday mornings at the Farmers' Market, cultural programming at Wychwood Barns, children walking to Humewood School, and the everyday convenience and charm of a connected urban lifestyle.



55 Pinewood Ave		Sold: \$1,700,000
Toronto Ontario M6C 2V2		List: \$1,600,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$7,812.35/2025	For: Sale	% Dif: 106
Sold Date: 02/19/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: E	Rms: 9 + 3
Link: N	Acreage:	Bedrooms: 4
2-Storey	29.92 x 129.54 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: St Clair and Pinewood Directions: North of St Clair		

MLS#: C12794448 **PIN#:** 104700312
Legal: LT 45 PL 1342 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Full / W/O	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School	Retirement:
Apx Sqft: 1500-2000	Interior Feat: None	HST Applicable to Not Subject to HST
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 12.01	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	15.75	x 10.99	Hardwood Floor	Beamed	Plate Rail
3	Kitchen	Main	8.01	x 7.68	Tile Floor	O/Looks Garden	Combined W/Br
4	Breakfast	Main	12.4	x 8.99	Tile Floor	Walk-Out	Combined W/Kitchen
5	Br	2nd	14.24	x 8.99	Hardwood Floor	Closet	Picture Window
6	2nd Br	2nd	13.16	x 9.25	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	10.5	x 10.33	Hardwood Floor	Closet	O/Looks Frontyard
8	4th Br	2nd	9.42	x 10.43	Linoleum	Combined W/Sunroom	Picture Window
9	Other	Lower	13.16	x 19.65	Concrete Floor	Above Grade Window	Walk-Out
10	Utility	Lower	16.99	x 19.65	Concrete Floor	Above Grade Window	
11	Cold/Cant	Lower	8.01	x 7.15	Concrete Floor	Above Grade Window	

Client Remks: Well hello Pinewood, full of opportunities! Welcome to a fantastic opportunity in the heart of the vibrant St. Clair West community! This detached spacious 4 -bedroom home, set on a generous (almost) 30x130 lot with a private drive and garage, is bursting with potential. Main floor features a generous living dining and eat in kitchen, just waiting for you to put your spin on the space and make it your own. The second floor offers oversized bedrooms with closets and a family bath. Sometimes your patience, perseverance, and persistence pay off!!! With solid bones, its the perfect canvas for you to create your dream home. Located in the highly desirable Humewood Public School district. St. Clair West is known for its dynamic, friendly atmosphere, where a world of amenities is right at your doorstep. Enjoy a short stroll to an array of trendy restaurants, cozy cafes, and boutique shops that give this neighborhood its unique charm. With excellent transit options, getting around the city is a breeze. This community offers a perfect blend of convenience and lifestyle. Don't miss out on this gem in a thriving neighborhood with endless possibilities! Dream BIG & Hurry Home!!

Inclusions: See Schedule B

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



183 Wychwood Ave Toronto Ontario M6C 2T4 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$9,554/2025 For: Sale % Dif: 104 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,820,000 List: \$1,749,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 130 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: St Clair & Wychwood Directions: St Clair & Wychwood			

MLS#: C12908936 **PIN#:** 104680200
Legal: PT LT 118 PL 1322 TWP OF YORK AS IN TB946562; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: In-Law Suite, On Demand Water Heater, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 6.99	Fireplace	Stained Glass	Hardwood Floor
2	Dining	Main	13.25	x 10.6	B/I Shelves	Coffered Ceiling	Hardwood Floor
3	Kitchen	Main	16.67	x 9.32	2 Pc Bath	Combined W/Family	Eat-In Kitchen
4	Family	Main	16.67	x 10.01	W/O To Deck	Stone Counter	Built-In Speakers
5	Prim Bdrm	2nd	13.42	x 13.09	3 Pc Ensuite	B/I Closet	Hardwood Floor
6	2nd Br	2nd	17.42	x 8.07	4 Pc Bath	B/I Closet	Hardwood Floor
7	3rd Br	2nd	13.32	x 7.51	Hardwood Floor		
8	Rec	Bsmt	9.74	x 18.57	Walk-Out	Hardwood Floor	
9	Living	Bsmt	6.66	x 18.77	3 Pc Bath	Combined W/Kitchen	

Client Remks: Located in the coveted Humewood School District, this thoughtfully renovated 3+1 bedroom, 4-bathroom detached home offers the rare convenience of a private two-car laneway garage and exceptional family living. A modern main floor extension features a sleek quartz kitchen, casual eat-in area, and a sun-filled family room with picture windows overlooking the backyard. Continuous hardwood floors and a convenient main floor powder room create an effortless flow for everyday living and entertaining. Upstairs, the primary retreat features a stylish ensuite with heated floors, complemented by two additional bedrooms and an updated family bath. The expanded lower level with a separate entrance offers outstanding versatility-ideal as an in-law or guest suite, a wonderful play space, or bright space for a home office or gym. Additional highlights include central air conditioning and excellent storage. A turnkey home offering style, comfort, and flexibility just minutes to TTC, Wychwood Barns, and the shops and restaurants of St. Clair West. Note: Public Open House Saturday March 28 & Sunday March 29, 2-4pm.

Inclusions: All existing appliances, window treatments and electric light fixtures (aside from the dining room). Wardrobe in third bedroom.
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



116 Maplewood Ave Toronto Ontario M6C 1J5 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$2,008,000 List: \$1,779,000
Taxes: \$7,624/2025	For: Sale	% Dif: 113
Sold Date: 03/09/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: N	Rms: 9 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
2-Storey	25 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Wychwood Ave & Maplewood Ave		
Directions: Wychwood Ave & Maplewood Ave		

MLS#: C12839026 **PIN#:** 104690382
Legal: Please refer to schedule B

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.21	x 5.47	Open Concept	Crown Moulding	Closet
2	Living	Main	13.92	x 11.89	Fireplace	Crown Moulding	Bay Window
3	Dining	Main	13.59	x 10.24	Hardwood Floor	Crown Moulding	Large Window
4	Family	Main	13.44	x 11.46	Hardwood Floor	Crown Moulding	W/O To Yard
5	Kitchen	Main	15.52	x 9.45	Breakfast Bar	Stainless Steel Appl	Pot Lights
6	Mudroom	Main	7.9	x 5.85	Skylight	B/I Shelves	W/O To Deck
7	Prim Bdrm	2nd	15.52	x 11.22	Fireplace	Hardwood Floor	Bay Window
8	2nd Br	2nd	13.45	x 11.58	Hardwood Floor	Double Closet	Window
9	3rd Br	2nd	12.56	x 10.97	Hardwood Floor	Closet	Window
10	4th Br	2nd	10.38	x 9.49	Hardwood Floor	B/I Closet	Window
11	Bathroom	2nd	9.04	x 6.13	4 Pc Bath	Tile Floor	Window
12	Rec	Lower	25.51	x 16.82	Pot Lights	Closet	Above Grade Window
13	Br	Lower	12.3	x 10.91	Pot Lights	B/I Shelves	Above Grade Window
14	Utility	Lower	9.5	x 2.83	Laminate		
15	Bathroom	Lower	8.57	x 5.3	3 Pc Bath	Tile Floor	Above Grade Window

Client Remks: An opportunity to make the impossible possible in prime Humewood. This special home, set on a coveted corner lot with double car parking and a timeless brick exterior, offers presence, and remarkable versatility for 1st-time buyers planning long term, move-up families, or downsizers unwilling to compromise on space. Perched on a bright, fully fenced corner lot - with additional side city space to enjoy- abundant windows stream light from every angle. Soaring ceilings and an effortless open layout flows from the living and dining area, into an updated kitchen where a large centre island anchors the home. A rare family room and mudroom addition enhance daily convenience and connect seamlessly to the private, treed backyard. Upstairs, a generous landing provides welcome elbow room and leads to a primary bedroom spacious enough for a king-sized bed, along with three other bedrooms. Convert one into an ensuite adding long-term value. A beautifully renovated, oversized bath completes the level. The lower level is truly magnificent with seven-foot ceilings, above-grade windows, and pot lights that keep the space bright and functional. Enjoy a media room or gym, a private office or bedroom, convenient laundry and storage, and a luxurious bathroom featuring a heated towel rack. Come live in Humewood and immerse yourself in one of the city's most engaged communities- Saturday at the Farmers' Market, cultural events at Wychwood Barns, children walking to Humewood School, and the convenience of an ideal urban lifestyle rooted in community.

Inclusions: S/s refrigerator, s/s cooktop stove, s/s dishwasher, s/s microwave, washer, dryer, all electric light fixtures, all window coverings, heated towel rack in bsmt bath, shelving & hooks in mud room, closet organizer in basement, shelving in basement storage room, outdoor hose mount, ductless A/C.

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



126 Pinewood Ave		Sold: \$1,795,000
Toronto Ontario M6C 2V3		List: \$1,795,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$7,631.36/2025	For: Sale	% Dif: 100
Sold Date: 04/19/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: W	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 122 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4xUpper, 1x3xLower
Dir/Cross St: Pinewood & St Clair W Directions: Pinewood & St Clair W		

MLS#: C12997056 **PIN#:** 104690371
Legal: PCL 63-1 SEC M316 PT LT 63 W/S PINWOOD AV PL

Kitchens: 0 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.61	x 8.46	Hardwood Floor	Renovated	Stainless Steel Appl
2	Breakfast	Main	10.76	x 9.51	Hardwood Floor	W/O To Deck	Large Window
3	Dining	Main	14.53	x 10.2	Hardwood Floor	W/O To Deck	B/I Shelves
4	Living	Main	13.55	x 10.01	Hardwood Floor	Gas Fireplace	Large Window
5	Prim Bdrm	2nd	13.12	x 9.97	Hardwood Floor	W/O To Balcony	W/I Closet
6	Other	2nd	11.29	x 9.84	Hardwood Floor	B/I Closet	Window
7	2nd Br	2nd	15.98	x 9.28	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.3	x 8.99	Hardwood Floor	Closet	Window
9	Rec	Lower	19.03	x 15.42	Ceramic Floor	B/I Shelves	3 Pc Bath
10	Br	Lower	10.99	x 8.99	Broadloom	Window	Closet
11	Kitchen	Lower	9.19	x 3.28	Ceramic Floor		

Client Remks: Welcome to 126 Pinewood Ave - a detached Humewood gem that perfectly balances character, space, and modern updates on a rare 25 x 122 ft lot. This is the kind of home that just works for real life. The open, light-filled main floor features hardwood throughout, oversized windows, and a seamless flow from living to dining to kitchen - ideal for everything from busy weekday mornings to hosting friends on the weekend. The living room is warm and inviting with a gas fireplace, while the dining area offers built-ins and a walk-out to the deck for easy indoor-outdoor living. The recently renovated kitchen is equal parts stylish and functional, with stainless steel appliances, plenty of storage, and a bright breakfast area overlooking the backyard - perfect for morning coffee while the kids play outside. Upstairs, you'll find generously sized bedrooms and a standout primary retreat complete with a walk-out patio and a bonus extension currently used as a dream walk-in closet. The finished basement with a separate entrance adds serious flexibility - whether you're thinking in-law suite, extra living space, or future income potential. Featuring a large rec room with custom built-ins, a spacious bedroom, and a full 3-piece bath, it's a setup that adapts as your needs evolve. Outside, the back yard delivers. A tiered deck, stone patio, and plenty of green space create the perfect setting for summer BBQs, entertaining, or just unwinding at the end of the day. Out front, a large welcoming porch adds to the home's charm - perfect for morning coffee or relaxing in the evening - along with front pad parking to complete the package. And the location? Exactly where you want to be. Steps to St. Clair West's shops, restaurants, and cafes, easy transit access, Cedarvale Park, and top-rated Humewood Public School just around the corner.

Inclusions: Fridge, Stove, BI Dishwasher, Washer & Dryer, Basement: All Electrical Light Fixtures, All Window Coverings, Irrigation System, Central Vac & Equipment, Backyard Shed.

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



114 Pinewood Ave		Sold: \$2,025,000
Toronto Ontario M6C 2V3		List: \$1,925,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$8,483.48/2026	For: Sale	% Dif: 105
Sold Date: 03/28/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: W	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 122 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: St. Clair And Bathurst Directions: North of Maplewood		

MLS#: C12925070

PIN#: 104690365

Legal: See Schedule B

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance	Drive: Front Yard Parking	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard,	Retirement:
Apx Sqft: 1500-2000	Fireplace/Stove, Library, Park, Public	HST Applicable to Included In
Roof: Asphalt Shingle	Transit, Ravine, School	Sale Price:
Foundation: Stone	Interior Feat: None	Farm/Agr:
Assessment: POTL:		Oth Struct: Shed
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.01	x 3.67	Stone Floor
2	Living	Main	13.68	x 12.01	Hardwood Floor
3	Dining	Main	12.01	x 8.33	Hardwood Floor
4	Kitchen	Main	13.42	x 10.76	Hardwood Floor
5	Family	Main	13.75	x 17.32	Hardwood Floor
6	Prim Bdrm	2nd	14.01	x 14.99	W/I Closet
7	2nd Br	2nd	15.58	x 9.25	Hardwood Floor
8	3rd Br	2nd	12.01	x 9.25	Hardwood Floor
9	Rec	Lower	15.68	x 17.49	Broadloom
10	Office	Lower	15.68	x 17.49	Broadloom
11	4th Br	Lower	13.75	x 12.01	Broadloom
12	Laundry	Lower	9.68	x 8.99	Concrete Floor
13	Cold/Cant	Lower	6	x 11.25	Concrete Floor

Client Remks: At the intersection of all things St Clair West & fabulous this is that perfect opportunity to just get down to living. This beautifully renovated 2-storey 3+1 bedroom 3-bathroom home boasts an ideal combination of modern comforts & urban convenience. The perfect space for comfortable turnkey living. Main floor has generous living & dining room & an easy flow & feel without losing intimate corners & private spaces. The modern kitchen is light filled & well laid out for the busyness of day to day living but with the ability to host large gatherings. Then tumble into the main floor family room for movie nights board games and just extra space for living that great big life. The 2nd floor offers a spacious primary retreat with a 3-piece ensuite bathroom plus his and hers walk in closets. Two additional well sized bedrooms & renovated family bathroom. Lower level has exceptional ceiling height, spacious rec room 4th bedroom, space for a home office, dedicated storage and Mud room for all the extras.... Almost forgot the 3 piece bathroom. The light filled west facing yard has room for everything, play, entertaining & relaxing between the deck and landscaped area. Front pad w/parking for 1 car. The location is a true highlight: steps to parks and top-rated schools Humewood that is... and just around the corner from local favourites like Hunter Coffee, Pukka, Krave, Baker and Scone, and the beloved Wychwood Barns Farmers Market. Also pop into Cedarvale Park. Add TTC at your doorstep and the vibrant energy of St. Clair West - where cafes, restaurants, shops, and everyday conveniences are just a short stroll away. I'm loving this one, and so will you. Be right where you belong in a home and community that truly have it all. Don't let this one slip away!!

Inclusions: Please see schedule B

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



163 Arlington Ave Toronto Ontario M6C 2Z3 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$11,304/2025 For: Sale % Dif: 98 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$2,350,000 List: \$2,395,000
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25 x 128.58 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3x3rd, 1x4xBsmt	Dir/Cross St: St Clair Ave W & Arlington Ave Directions: St Clair Ave W & Arlington Ave

MLS#: C13112418 **PIN#:** 104700142
Legal: PT LT 10 PL 1711 TWPOFYORK AS IN CY599328; S/T&T/W CY599328; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.2	x 16.73	
2	Dining	Main	9.42	x 16.5	
3	Kitchen	Main	8.89	x 16.5	
4	Family	Main	10.33	x 8.83	
5	2nd Br	2nd	9.06	x 12.86	
6	3rd Br	2nd	8.96	x 11.32	
7	Prim Bdrm	2nd	13.19	x 19.23	
8	4th Br	3rd	18.34	x 6.82	
9	Office	3rd	16.01	x 14.86	
10	Laundry	Bsmt	9.02	x 8.27	
11	Utility	Bsmt	9.06	x 5.81	
12	Rec	Bsmt	18.31	x 13.29	
13	Br	Bsmt	10.33	x 8.5	

Client Remks: Welcome to 163 Arlington Ave, a beautifully renovated family home in the heart of Humewood. This stylish residence seamlessly blends modern finishes with thoughtfully designed living spaces across multiple levels, offering exceptional flexibility for today's busy lifestyle. The main floor features a bright, open-concept layout with rich hardwood flooring and elegant custom built-ins in the living room. The dining area flows effortlessly into a contemporary kitchen, complete with a custom marble island with ample storage and luxury appliances. At the rear, the inviting family room provides the perfect gathering space, with a walkout to the patio and landscaped backyard. A convenient 2-piece powder room complete this level. Upstairs, the second floor offers three well-proportioned bedrooms, including a spacious primary retreat with a walk-in closet, custom millwork and a luxurious 5-piece ensuite. The additional bedrooms feature generous storage and share a beautifully appointed 4-piecebathroom.The third floor adds incredible versatility with two additional bedrooms and a 3-piecebathroom, ideal for growing families, guests, or dedicated home office space. The finished basement, with a separate side entrance, offers outstanding flexibility. It includes a large recreation room, a sixth bedroom with custom closets and built-in desk and storage, a 4-piece bathroom, laundry room, and ample storage, including a spacious storage area. Additional highlights include a charming covered front porch, private one-car driveway, storage shed, and a landscaped backyard with patio - perfect for outdoor entertaining. A rare opportunity to own a fully renovated home in the highly sought-after Humewood community, offering space, style, and thoughtful design throughout.

Inclusions: All Appliances(JennAirOvenand6BurnerGasStove,Fridge/Freezer, Kitchen Aid Dishwasher, GE Fridge in Basement), Window Coverings, ELFs

Listing Contracted With: **PSR Ph:** 416-487-7874



22 Claxton Blvd Toronto Ontario M6C 1L8 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$10,920/2025 For: Sale % Dif: 92 Sold Date: 05/03/2026 SPIS: No Last Status: SLD DOM: 41			Sold: \$2,200,000 List: \$2,399,000
Detached Link: N 2-Storey	Fronting On: N Acreage: 50 x 120 Feet Irreg:	Rms: 7 + 4 Bedrooms: 4 + 2 Washrooms: 3 1x4xUpper, 1x4xLower, 1x2xMain Dir/Cross St: Bathurst St & St Clair Ave W Directions: West of Bathurst, North of St Clair	

MLS#: C12910020 **PIN#:** 104650037
Legal: PCL 3947 SEC WEST TOWNSHIP OF YORK; LT 250 N/S CONNAUGHT AV PL M367 TWP OF YORK; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: Year Built: 1927 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.93	x 12.01	Large Window	Fireplace	French Doors
2	Dining	Main	12.99	x 12.76	Open Concept	Large Window	Hardwood Floor
3	Kitchen	Main	12.76	x 10.17	Breakfast Area	Backsplash	Tile Floor
4	Prim Bdrm	2nd	12.76	x 12.66	W/W Closet	Hardwood Floor	Large Window
5	2nd Br	2nd	12.83	x 9.84	4 Pc Bath	Large Closet	Hardwood Floor
6	3rd Br	2nd	12.83	x 10.6	Large Closet	Hardwood Floor	Window
7	4th Br	2nd	9.74	x 8.01	Window	Hardwood Floor	Combined W/Laundry
8	Family	Lower	11.84	x 11.42	Separate Rm	Above Grade Window	Broadloom
9	Kitchen	Lower	12.07	x 8.76	Backsplash	Eat-In Kitchen	Tile Floor
10	Br	Lower	10.66	x 9.84	Broadloom	Pot Lights	Above Grade Window
11	Br	Lower	10.07	x 9.15	Pot Lights	Above Grade Window	Broadloom

Client Remks: 22 Claxton presents a rare chance to root your family in Cedarvale - an expansive, detached residence that feels like it was meant to last forever. Quietly poised and elegantly proportioned, this timeless residence is complete in every way, a storybook home that asks for nothing more than your personal expression. Designed for connection and celebration, this home balances everyday ease with an enduring sense of style. Entertain small or large groups, cook, dine, or simply lounge in the wide, light-filled main floor. The spacious centre-hall design features grand principal rooms, hardwood floors, and a wood-burning fireplace. Step from the kitchen into the backyard to pick fresh vegetables from your own gardens, grill on the BBQ, and sip cocktails on the beautiful interlock patio while the children play nearby. Generous in scale, and with so much potential, the back yard is perfect for big occasions and celebratory events! Upstairs, four generous bedrooms invite you to unwind and recharge. Original details have been tastefully preserved and enhanced, complemented by solid doors and beautiful hardware. Downstairs, you'll find even more space and flexibility: ideal for an in-law, nanny, or your growing family. The lower level delivers versatility in abundance: a recreation space today, a guest suite or home theatre tomorrow, complete with its own kitchen, full bath and ample storage. A private drive, rare two-car garage or workshop, and parking for multiple vehicles adds convenience. Or you can leave the cars at home and stroll to great shopping and restaurants on St. Clair, nearby St. Clair West subway and streetcars, or Cedarvale Ravine and Park. Living on Claxton strikes the ideal balance between urban access and Cedarvale's quiet, tree-lined streets & sprawling green corridors. Whether you're a growing family or an ambitious first-time buyer ready to "buy your second house first", this home delivers warmth, functionality, and timeless appeal...[Cont'd]

Inclusions: Step inside, settle in, and buckle up for your next chapter: absolutely no instructions required. INCLUSIONS: Refrigerator (x2), Dishwasher, Wall Oven, Gas Cook-Top, Hood Vent (x2), Basement Stove, Existing Light Fixtures, Existing Window Coverings, Clothing Washer & Dryer.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



186 Humewood Dr Toronto Ontario M6C 2W9 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$12,702/2026 For: Sale % Dif: 95 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,575,000 List: \$2,699,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 21.83 x 120 Feet Irreg: Irrg Lot refer to Geo widens to 57 ft	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Humewood Dr & Vaughan Rd Directions: Humewood Dr & Vaughan Rd

MLS#: C13176420 **PIN#:** 104640184
Legal: LT 114 PL 1741 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Carport / 3 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Place Of Worship, Ravine, School Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.64	x 5.54	Window		
2	Living	Main	13.75	x 18.64	Hardwood Floor	Fireplace	Open Concept
3	Dining	Main	9.97	x 11.42	Hardwood Floor	Open Concept	
4	Kitchen	Main	8.56	x 13.75	Hardwood Floor	B/I Desk	Centre Island
5	Mudroom	Main	5.61	x 9.19	2 Pc Bath	Closet	
6	Prim Bdrm	2nd	16.08	x 16.37	5 Pc Ensuite	W/W Closet	
7	2nd Br	2nd	11.68	x 9.42	Hardwood Floor		
8	3rd Br	2nd	11.58	x 12.01	Hardwood Floor	Closet	
9	4th Br	2nd	8.99	x 11.52	Hardwood Floor	Closet	W/O To Balcony
10	Family	Bsmt	13.22	x 22.9	Sunken Room	W/O To Patio	

Client Remks: HELLO HUMEWOOD! This well-appointed, designer-owned residence offers a rare blend of elegance, comfort, and craftsmanship, set directly across from the serenity of Cedarvale Park with expansive windows framing unobstructed, year-round views. Featured in Elle Gourmet, the home showcases an extraordinary level of detail: walnut mudroom millwork, treated marble surfaces, a sleek gas fireplace, and custom oak floors, stairs, and cabinetry throughout. The chef's kitchen is a showpiece of function and beauty, complete with ample storage, paneled appliances, and refined finishes ideal for both everyday living and elevated entertaining. Two outdoor yards extend your living space, offering the perfect backdrop for hosting, dining, relaxation, and play. With 4 bedrooms, 4 bathrooms, and a convenient in-law suite, the layout accommodates modern family needs with ease. Located within the sought-after zones for Cedarvale Community School and Forest Hill Collegiate Institute, the home is steps from parks, retail, transit, and the best of St. Clair. A rare opportunity in one of the city's most beloved neighbourhoods-refined living, inspired design, and unmatched location await.

Inclusions: Thermador Fridge & Freezer, Bosch Ovens and Induction Cook Top, Dishwasher, Washer, Dryer, All Electrical Light Fixtures, All Custom Drapery, All Built-ins, Gas Burner and Equipment, Central Air Conditioning and Equipment.

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



315 Arlington Ave Toronto Ontario M6C 2Z8 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$4,902/2025 For: Sale % Dif: 95 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 15		
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 100.52 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x6x2nd, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Vaughan Rd / St Clair Ave Directions: Vaughan Rd / St Clair Ave		

MLS#: C13154574 **PIN#:** 104690477
Legal: PT LT 21 PL 2169 TWP OF YORK AS IN TB524797; S/T & T/W TB524797; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: New Year Built: 2026 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Metal Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Brand new custom residence in the heart of Humewood-Cedarvale, where modern design meets exceptional craftsmanship across approximately 3,000 sq. ft. of thoughtfully curated living space. The home's clean architectural lines and aluminum windows set the tone for what's inside, an interior defined by sophisticated finishes, functional design, and seamless flow. Step into a light-filled main level featuring floor to ceiling windows, soaring ceilings, wide-plank white oak hardwood floors, and striking custom millwork that carries throughout the entire home. Living and dining room with elegant panelled walls and a bronze mirrors, while the family room offers a warm and inviting setting with a gas fireplace framed by bespoke built-ins and shelving. The chef's kitchen is designed to impress, showcasing an oversized centre island, premium appliances W/ 48-inch refrigerator & 36-inch stove, and abundant storage integrated into custom cabinetry. A large sliding door extends the living space outdoors to a private deck and fully fenced backyard-perfect for entertaining or quiet everyday living. The primary suite offers a serene retreat with a spacious walk-in closet and a beautifully appointed ensuite featuring Italian slab finishes. Three additional bedrooms W/ generous size, each with ample closet space, along with a convenient second-floor laundry room, complete this level with both comfort and practicality in mind. The lower level is designed for versatility with a generous recreation area ideal for entertaining, a playroom, or media space, along with an additional bedroom. Direct access from the garage leads into a functional mudroom, adding everyday convenience to this well-designed home. Ideally located just steps to Cedarvale Park, top-rated schools, transit, LRT, and the vibrant shops and restaurants along St. Clair West, this turnkey residence offers a rare opportunity to own a brand new, design-forward home in one of Toronto's most sought-after neighbourhoods. Inclusions: All Appliances, Light Fixtures, Fireplace, GDO, Furnace & A/c Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-8600					



64 Heathdale Rd
Toronto Ontario M6C 1M8
 Toronto C03 Humewood-Cedarvale Toronto
Taxes: \$11,235.90/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/18/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Fronting On: N
Acreage: 50 x 151 Feet
Irreg: Irregular as per Geowarehouse
Rms: 10
Bedrooms: 6
Washrooms: 3
 1x2xMain, 1x4x2nd, 1x3x3rd
Dir/Cross St: Bathurst / St. Clair
Directions:
 From Bathurst and St. Clair, proceed north to Heathdale Rd. Turn left onto Heathdale Rd and proceed to #64 on north side. (right).

MLS#: C13002716 **PIN#:** 104640232
Legal: LT 8 PL 2620 TWP OF YORK EXCEPT PT 3, 64R7312; LT 161 PL 1741 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Unfinished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Clear View, Fireplace/Stove, Park, Ravine, School, Wooded/Treed	Retirement:
Apx Sqft: 2000-2500	Interior Feat: Carpet Free	HST Applicable to: Included In
Lot Shape: Irregular		Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Brick		Survey Year: 1966
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.92	x 15.42	Bay Window	Hardwood Floor	Brick Fireplace
2	Dining	Main	13.25	x 12.4	French Doors	Hardwood Floor	W/O To Porch
3	Kitchen	Main	13.25	x 8.99	Casement Windows	Vinyl Floor	
4	Prim Bdrm	2nd	13.25	x 11.25	Picture Window	Hardwood Floor	Brick Fireplace
5	2nd Br	2nd	9.91	x 9.42	B/I Closet	Hardwood Floor	Picture Window
6	3rd Br	2nd	9.91	x 9.74	B/I Closet	Hardwood Floor	Picture Window
7	4th Br	2nd	13.25	x 10.01	B/I Closet	Hardwood Floor	W/O To Sunroom
8	Sunroom	2nd	10.6	x 7.84	Picture Window	Hardwood Floor	North View
9	5th Br	3rd	14.76	x 11.09	Casement Windows	Window	Closet
10	Br	3rd	14.93	x 11.15	Picture Window	B/I Closet	

Client Remks: Customize, Renovate or Build New - A Rare Opportunity on Heathdale Rd in Prime Cedarvale! Nestled on a 50 X 151-foot lot (irregular - not all table land) overlooking the ravine, this 6-bedroom, 3-bathroom side-hall home is full of potential. Whether you choose to restore its original charm or design a brand-new masterpiece, this is your chance to create the perfect home in one of the city's most coveted neighborhoods. Step into the expansive living room, where sunlight pours in through the south-facing bay window, illuminating original hardwood floors. An elegant dining room features a French door that opens to a covered deck overlooking the expansive backyard. A quaint kitchen offers triple casement windows and the opportunity to craft a dream chef's kitchen overlooking the ravine. The second floor boasts a wide, paneled staircase leading to four generous bedrooms and a family bathroom. The primary bedroom features a wood-burning fireplace (currently inoperable). A second bedroom opens onto a sunroom with elevated views of the backyard and ravine. The third level is a hidden gem, featuring two additional bedrooms and a private bathroom. This could be transformed into a guest retreat or artist's loft. The lower level offers potential for additional living space and includes a laundry room. Outside, the driveway accommodates two vehicles and offers an attached garage with space for a third vehicle. The wide backyard provides a rare blend of nature and city living. This 1925 original is being sold as-is, presenting a unique opportunity to renovate or rebuild in one of Toronto's most sought-after neighborhoods. Located in the Cedarvale Community and Forest Hill Collegiate school districts, this property boasts access to a gorgeous park and ravine walk. Don't miss your chance to create the home of your dreams in Prime Cedarvale!!

Inclusions: Stove, Fridge, Washer, Dryer, Hot Water Tank, All Heating Equipment, All Electric Light Fixtures, Existing Window Coverings. Note: Home and All appliances, Chattels & Fixtures sold in AS IS, WHERE IS condition.

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



186 Wychwood Ave Toronto Ontario M6C 2T3 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$12,095/2025 For: Sale % Dif: 97 Sold Date: 03/06/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$3,200,000 List: \$3,298,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 30 x 156 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Bathurst / St. Clair Directions: Waze & park in the driveway

MLS#: C12833014 **PIN#:** 104700344
Legal: LT 28 PL 1342 TWP OF YORK; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: Inground, Salt Prop Feat: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2018 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.17	x 11.75	Hardwood Floor	Fireplace	Bay Window
2	Mudroom	Main	4.82	x 5.58	Tile Floor	Side Door	B/I Shelves
3	Office	Main	11.52	x 8.5	Hardwood Floor	Pot Lights	B/I Shelves
4	Kitchen	Main	14.67	x 9.74	Hardwood Floor	Modern Kitchen	O/Looks Dining
5	Dining	Main	11.15	x 10.01	Hardwood Floor	Pot Lights	Window
6	Family	Main	18.96	x 10.24	Hardwood Floor	B/I Bar	O/Looks Pool
7	Prim Bdrm	2nd	17.65	x 11.52	Hardwood Floor	B/I Closet	4 Pc Ensuite
8	2nd Br	2nd	16.5	x 9.58	Hardwood Floor	B/I Closet	B/I Desk
9	3rd Br	2nd	10.43	x 9.51	Hardwood Floor	Pot Lights	Window
10	4th Br	2nd	12.17	x 10.17	Hardwood Floor	B/I Closet	Window
11	Rec	Lower	20.01	x 19.75	Laminate	Combined W/Kitchen	W/O To Pool
12	5th Br	Lower	8.5	x 11.52	Laminate	Closet	Pot Lights
13	Laundry	Lower	9.42	x 9.38	Tile Floor	Laundry Sink	

Client Remks: Just in Time for Summer! This beautiful, sun-filled Wychwood Ave family home sits on a rare 30 x 156 ft west-facing lot & is sure to take your breath away. Gorgeous finishes throughout, including white oak hardwood floors & an abundance of custom storage, make everyday living feel easy. The coveted side-entrance mudroom is a true game-changer, as is the showstopper powder room. A separate front living room invites you to relax by the fireplace. The back of the house is open concept with a spacious kitchen, anchored by a grand island, a natural gathering spot & features top-of-the-line appliances & generous storage. The open dining area easily accommodates large holiday dinners, while a dedicated flex space is the perfect spot for a home office or kids' study area. A built-in bar & spacious family room complete the space, all overlooking the backyard retreat you didn't think was possible in the city. Step outside to your own private hot tub & saltwater pool, set within a professionally landscaped yard with a mix of low-maintenance turf & stone. It's the ultimate city oasis for entertaining, relaxing, & enjoying summer days at home with friends & family. With direct access from the backyard, the lower level offers a spacious recreation room with a second kitchen, laundry room, bathroom, and 5th bedroom, perfectly set up for hosting & seamless poolside living. Upstairs, you'll find 4 bedrooms & a beautifully designed family bathroom. The primary suite features a long wall of custom closets & a stunning ensuite, creating your own little getaway. A 2nd laundry area is an added bonus! With a private driveway perfect for basketball & playing with the neighbourhood kids, this home enjoys an unbeatable location. Just a short stroll to transit, as well as the shops & restaurants of St. Clair W, Wychwood Barns Farmers' Market & Cedarvale Ravine, plus top-rated public and private schools nearby. Move in & send out the pool party invites - the timing couldn't be more perfect!

Inclusions: See Schedule C
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-901-5700