



881 St.Clarens Ave Toronto Ontario M6H 3X5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,007.14/2025 For: Sale % Dif: 121 Sold Date: 03/25/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,025,000 List: \$849,900
Detached Link: N Bungalow	Fronting On: E Acreage: 28.1 x 120 Feet Irreg:	Rms: 4 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x3xBsmt	Dir/Cross St: Dufferin & Lansdowne Directions: South of Davenport

MLS#: W12910552 **PIN#:**
Legal: PC1 241-1-D SEE M58;PT LT24 BLKD PLAN M58

Kitchens: 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Interior Feat: Other	Zoning: Cable TV: A Gas: Yes Hydro: A Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.45	x 10.83	Parquet Floor
2	Dining	Main	13.12	x 6.89	Parquet Floor
3	Prim Bdrm	Main	11.98	x 9.19	Parquet Floor Closet
4	2nd Br	Main	9.19	x 9.02	Parquet Floor Closet
5	Rec	Bsmt	11.15	x 18.37	Hardwood Floor
6	Kitchen	Bsmt	14.11	x 9.84	Ceramic Floor
7	Laundry	Bsmt	9.84	x 8.2	
8	Cold/Cant	Bsmt	6.56	x 16.4	

Client Remks: Welcome to 881 St. Clarens Ave, A rare opportunity to own a lovely bungalow with a lot if 28 x120 private drive and a double car garage. Private entrance to a professional basement finished. Property is being sold in "As Is" Condition.
Inclusions: Gas, Burner, Equipment, Cac, Fridge, Stove, Washer & Dryer, All Window Coverings, Electrical Garage Door Opener Remote.
Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



201 Gilmour Ave Toronto Ontario M6P 3B2 Toronto W02 Junction Area Toronto Taxes: \$5,684.77/2026 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,181,000 List: \$879,000 For: Sale % Dif: 134
Detached Link: N 1 1/2 Storey	Fronting On: W Acreage: 25 x 120 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 1 1x4	Dir/Cross St: Annette & Runnymede Directions: Annette & Runnymede

MLS#: W13077854 **PIN#:** 213620344
Legal: PT LT 54 PL 814 WEST TORONTO JUNCTION AS IN CA549381; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.01	x 8.99	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	12.99	x 10.01	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	17.16	x 8.99	Combined W/Solarium	W/O To Deck	Eat-In Kitchen
4	Foyer	Main	12.99	x 5.84	Hardwood Floor	Large Window	Combined W/Br
5	Prim Bdrm	2nd	12.01	x 8.01	Hardwood Floor	W/I Closet	Large Window
6	2nd Br	2nd	12.4	x 7.41	Hardwood Floor	Large Window	
7	3rd Br	2nd	9.25	x 7.74	Hardwood Floor	Large Closet	Large Window
8	Tandem	2nd	9.42	x 8.76	Hardwood Floor	Skylight	
9	Rec	Lower	19	x 12.99	Open Concept	Walk-Up	

Client Remks: 201 Gilmour Avenue - a delightful detached home tucked away on a friendly, tight-knit street in the heart of the vibrant Junction. From the moment you arrive, you'll feel the strong sense of community that defines this neighbourhood. Inside, this inviting 3 bedroom, 1 bathroom home offers a bright, open-concept living and dining area, with 9 foot ceilings, where large windows fill the space with natural light-perfect for both everyday living and gathering with family and friends. The updated eat-in kitchen features generous cabinetry and a charming solarium-style extension, creating a cozy spot to enjoy your morning coffee or relaxed meals, with an easy walkout to the backyard. Upstairs there are three bedrooms, plus a bonus room that could be used as a fourth bedroom, or possibly a bathroom (see attached possible floor plan). Step outside to your own private backyard retreat, thoughtfully maintained with a deck and landscaped green space-perfect for entertaining or unwinding. A rear laneway provides convenient parking, with the possibility of creating a second side-by-side space. Plus, the property qualifies for a laneway suite of up to 1,508 sq ft. The finished basement adds even more flexibility, with high, 7' 3" ceilings and a separate walkout-ideal for a recreation room, home office, or the potential for an in-law suite. All of this is just steps from the shops, cafes, and restaurants along Dundas Street, and within the catchment of the highly regarded Annette Public School and Humberside Collegiate. A rare opportunity to own a detached home in one of the city's most sought-after neighbourhoods-this is a place you'll be proud to call home.

Inclusions: Fridge, stove (as is - one burner doesn't ignite) dishwasher, built in microwave, washer, dryer, all electric light fixtures, blinds in living room, bathtub jets "as is".

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



434 Margueretta St Toronto Ontario M6H 3S5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,312/2026 For: Sale % Dif: 97 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 18		
Detached Link: N 2-Storey	Fronting On: E Acreage: 24 x 106 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Margueretta & Bloor Directions: Margueretta & Bloor		

MLS#: W13222062 **PIN#:** 213110032
Legal: PCL 57-2 SEC M36 PT LT 57

Kitchens: 2 + 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Electric A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Metal/Side Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Porch Interior Feat: In-Law Capability, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Septic Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare opportunity in the heart of Bloordale Village. Situated on a desirable, tree-lined street, 434 Margueretta St offers exceptional potential for renovators, builders, investors, or buyers looking to create their dream home. Located just steps to Bloor Street West and within walking distance of the subway, this property enjoys outstanding connectivity to downtown Toronto and the surrounding city. Surrounded by vibrant cafes, restaurants, independent shops, parks, and everyday amenities, this dynamic west-end neighbourhood continues to attract homeowners and investors alike. A fantastic opportunity to unlock the value of a well-located property in one of Toronto's most sought-after urban communities. Property is being sold in "as is, where is" condition with no representations or warranties by the Seller. A chance to capitalize on the potential of this prime west-end location.					
Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-637-1700					



37 Ruskin Ave Toronto Ontario M6P 3P7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,429.42/2025 For: Sale % Dif: 100 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$977,000 List: \$975,000
Detached Link: N Bungalow	Fronting On: S Acreage: 25 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x3xBsmt	Dir/Cross St: DUPONT/DUNDAS Directions: Ruskin and perth

MLS#: W12807204 **PIN#:** 213280123
Legal: PCL 24-1 SEC M22; PT LT 24 S/S RUSKIN AV PL M22 TORONTO COMM AT THE NW ANGLE OF SAID LT; THENCE ELY ALONG THE S LIMIT OF RUSKIN AV 25 FT MORE OR LESS TO A POINT DISTANT 25 FT WLY FROM THE NE ANGLE OF SAID LT; THENCE SLY PARALLEL TO THE E LIMIT OF SAID LT, 125 FT MORE OR LESS TO THE S LIMIT OF SAID LT; THENCE WLY ALONG THE S LIMIT OF SAID LT, 25 FT MORE OR LESS TO THE SW ANGLE OF SAID LT; THENCE NLY ALONG THE W LIMIT OF SAID LT, 125 FT MORE OR LESS TO THE POB. T/W A ROW FOR THE USE OF THE OWNERS

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Place Of Worship, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 37 Ruskin Ave - a rare opportunity to own a 25 x 125 foot lot in the heart of the Junction. This charming bungalow is strategically located just minutes to Bloor GO Station and Dundas West Station, making commuting throughout the city seamless. Surrounded by fantastic restaurants, cozy cafes, boutique shops, and everyday amenities, the lifestyle here is vibrant, convenient, and connected. This property presents incredible flexibility and potential. Whether you're looking to downsize and fully customize your living space, renovate to reflect your personal style, or explore the opportunity to build up, the possibilities are truly endless. The detached garage adds valuable convenience for those who drive - a rare bonus in this sought-after west-end neighbourhood. With multiple parks within walking distance, you'll enjoy the perfect balance of urban energy and outdoor retreat. Whether you're an end user ready to design your dream home or an investor seeking long-term upside in a thriving community, 37 Ruskin Ave is an exceptional opportunity in one of Toronto's most dynamic and evolving neighbourhoods.					

Listing Contracted With: MIRA INTERNATIONAL REALTY BROKERAGE INC. **Ph:** 416-440-0420



199 Osler St Toronto Ontario M6N 2Z2 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,238/2025 For: Sale % Dif: 128 Sold Date: 05/28/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,275,000 List: \$999,900
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 130 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dupont and Dundas Directions: North of Dupont, South of Davenport

MLS#: W13158196 **PIN#:** 213260636
Legal: PT LT 53 PL 141 TORONTO AS IN WH139687; S/T & T/W WH139687; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Hospital, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Year Round Living, Porch Interior Feat: Water Heater Security Feat: Smoke Detector	Zoning: R Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.7	x 11.42	
2	Dining	Main	16.63	x 10.14	
3	Sitting	Main	10.04	x 10.33	
4	Kitchen	Main	9.58	x 12.11	
5	Prim Bdrm	2nd	10.56	x 13.52	
6	2nd Br	2nd	7.87	x 15.98	
7	3rd Br	2nd	8.43	x 12.3	
8	Family	Bsmt	14.83	x 10.6	
9	Kitchen	Bsmt	9.58	x 12.11	
10	Laundry	Bsmt	8.01	x 10.43	
11	Br	Bsmt	14.83	x 10.4	
12	Office	Bsmt	14.83	x 11.65	

Client Remks: Tucked into one of Toronto's vibrant and walkable west-end neighbourhoods, this large detached two-storey home offers a prime blend of generous space, character, flexibility, and convenience. Steps to transit, parks, the Railpath and an outstanding mix of local favourites including Wallace Espresso, Mattachioni, Dotty's, Gus Tacos, and Gram's Pizza, this is a location where city living feels connected, effortless, and community-driven. Enjoy easy access to The Junction, High Park, the subway, UP Express, GO Transit, and major routes, making commuting and exploring the city exceptionally convenient. Inside, the home offers warm and functional living space with high ceilings, ample storage, and spacious principal rooms filled with natural light. The large kitchen overlooks the backyard and is perfectly suited for everyday living, family meals, and casual entertaining. Offering three bedrooms, two bathrooms, and a finished basement with separate entrance, the layout provides flexibility for buyers seeking additional living space, multi-generational living, or income potential. The lower level has great ceiling height, was previously rented for \$2,000/month and is currently vacant, offering immediate opportunity for future use. Outside, enjoy the privacy and practicality of a fenced backyard along with a detached double garage that comfortably accommodates two large vehicles and includes loft storage above. A beautiful magnolia tree enhances the home's welcoming curb appeal. Additional upgrades include replacement of the original clay plumbing pipes, newer roof (2022), upgraded electrical (200 amp), sprayfoam insulation on exterior walls of basement when renovated (2014), Laundry hook-up in main floor closet.

Inclusions: All electrical light fixtures, all window coverings except for white curtains in primary bedroom. Main floor: Gas stove, hoodfan, dishwasher, fridge. Basement: Washer, dryer, fridge, stove, hoodfan.

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



18 Wiltshire Ave Toronto Ontario M6N 2V9 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,524.52/2025 Sold Date: 03/22/2026 SPIS: No Last Status: SLD DOM: 48			Sold: \$1,053,000 List: \$1,099,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 17.02 x 122.87 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 2 1x4xBsmt, 1x4x2nd	Dir/Cross St: Davenport/Wiltshire Directions: Davenport/Wiltshire

MLS#: W12750380 **PIN#:** 213250063
Legal: Plan M20 Part Lot 18

Kitchens: 2 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote	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	Living	Ground	9.42	x 12.3	Hardwood Floor		
2	Kitchen	Ground	15.09	x 10.1	Ceramic Floor	Ceramic Back Splash	W/O To Yard
3	Dining	Ground	12.3	x 10.1	Hardwood Floor		
4	Br	Ground	13.29	x 9.42	Parquet Floor		
5	Living	2nd	15.42	x 10.6	Parquet Floor	Closet	Open Concept
6	Kitchen	2nd	11.48	x 10.17	Ceramic Floor	Ceramic Back Splash	B/I Dishwasher
7	Br	2nd	10.83	x 8.53	Hardwood Floor	Crown Moulding	Large Closet
8	Br	2nd	12.63	x 8.23	Hardwood Floor	Crown Moulding	Large Closet
9	Br	3rd	23.62	x 10.5	Hardwood Floor	Irregular Rm	His/Hers Closets
10	Rec	Bsmt	24.61	x 9.19	Tile Floor	4 Pc Bath	Walk-Up

Client Remks: Stunning Fully Renovated Home. Welcome To this professionally staged, move-in ready detached home on a charming, family-friendly street. Featuring 5 Bedrooms, 2 bathrooms, 2 kitchens ,soaring 10-feet ceilings and a finished basement, along with a double car garage parking spaces, this home offers exceptional space and flexibility rarely found in the area. Additionally, the home is equipped with central air conditioning and a smart doorbell, allowing owners to monitor and respond remotely anytime, anywhere. A home inspection report has been completed. Ideal for large families, multi-generational living or buyers seeking future income potential. Enjoy a functional layout and bright living spaces enhanced by high ceilings . Close To Five Lakes College, Near George Brown College Casa Rome. Open Concept Living Room/Kitchen. Spacious front and backyard perfect for gardening and outdoor enjoyment. The private backyard is ideal for BBQs and entertaining. Conveniently located near parks, schools, a childcare center, heath clinic, and NDPCHC (Davenport-Perth Neighborhood and Community Health Centre, As well as a wide range of community programs and services, including after-school program, camps and recreational activities--Offering everyday comfort and convenience. Prime location just minutes to St. Clair Ave W, TTC, Schools, parks. public transit , Close To All Types Of Amenities. House roof and Garage roof replaced in 2024. Offer anytime. Don't Miss It! Turnkey Investment Opportunity!

Inclusions: All Elf's, All Window Covers,2 Fridges,2 Stoves,2 Built-In Dishwashers, Microwave , Washer & Dryer.

Listing Contracted With: BAY STREET GROUP INC. **Ph:** 905-909-0101

	215 Keele St Toronto Ontario M6P 2K1 Toronto W02 High Park North Toronto Taxes: \$7,073.34/2025 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 41		Sold: \$1,070,000 List: \$1,120,000 For: Sale % Dif: 96				
	Detached Link: N 2-Storey		Fronting On: E Acreage: 22.5 x 134.67 Feet Irreg: Dir/Cross St: Keele/Bloor		Rms: 8 + 4 Bedrooms: 4 + 3 Washrooms: 3 1x3xMain, 1x4x2nd, 1x3xBsmt Directions: Keele/Bloor		
MLS#: W13108252 PIN#: 213530034 Legal: PCL 12-1 SEC M41							
Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1955 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual, Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.6	x 11.68	Hardwood Floor		
2	Dining	Ground	11.68	x 9.84	Hardwood Floor		
3	Kitchen	Ground	11.32	x 9.42	Ceramic Back Splash	Renovated	
4	Family	Ground	10.01	x 9.42	Laminate		
5	Prim Bdrm	2nd	21.33	x 10.43	Laminate		
6	2nd Br	2nd	13.58	x 8.07	Closet	Laminate	
7	3rd Br	2nd	13.58	x 7.87	Closet	Laminate	
8	Kitchen	2nd	10.43	x 8.83	Tile Floor		
9	Br	Bsmt	16.01	x 10.99	Hardwood Floor	Window	
10	Kitchen	Bsmt	16.4	x 8.01	Tile Floor		
11	Br	Bsmt	11.48	x 8.76	Closet	Laminate	Window
12	Br	Bsmt	10.99	x 8.83			
Client Remks: Fantastic Opportunity For Investors And End-Users Alike! Just One Block From Bloor St West And The Subway!!! Whether For Personal Use, Multi-Generational Living, Or Investment, This Property Delivers Location, Functionality, And Income Potential In One Complete Package. This Well-Maintained Originally Four Bedroom Home Features Extra Kitchen On Upper Level Now Which Can Be Easily Converted Back, Three Wrms And A Legal Basement Apartment. Recent Improvements Include All New Windows, A Renovated Main-Floor Kitchen, Two Renovated Bathrooms, And A New 200-amp Electrical Panel. Excellent Transit With Nearby TTC Subway Connections. Enjoy Countless Restaurants, Bars, & Shops Along Bloor St. Close Proximity To Majestic High Park With Many Beautiful Trails. Inclusions: All Elf's, All Window Coverings. Main Floor --Fridge, Stove, Exhaust Fan, Washer, Dryer(2025). Bsmt -- Fridge, Stove, Exhaust Fan, Coin Washer/Dryer. Second Floor - Fridge, Stove, Exhaust Fan. Electrical Panel-(2025), All Windows (2025), *Legal Basement Apartment*. Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD, Ph: 905-764-7111							



534 Saint Clarens Ave Toronto Ontario M6H 3W7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		Sold: \$1,265,000 List: \$1,188,000
Taxes: \$6,222.89/2026	For: Sale	% Dif: 106
Sold Date: 06/20/2026		
SPIS: No	Last Status: SLD	DOM: 10
Detached	Fronting On: W	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 6 + 2
2-Storey	22 x 93 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4xMain, 1x4xBsmt
Dir/Cross St: Bloor & Lansdowne Directions: Bloor & Lansdowne		

MLS#: W13423832 **PIN#:** 213110289
Legal: PT LT 10-11 PL 1049 TORONTO AS IN CA645830; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	15.49	x 12.01	W/O To Yard	Tile Floor
2	Living	Main	12.5	x 10.96	Hardwood Floor	
3	Dining	Main	11.48	x 10.04	Hardwood Floor	
4	Office	Main	8.99	x 8.01	Hardwood Floor	
5	Prim Bdrm	2nd	15.49	x 12.5	Window	Hardwood Floor
6	2nd Br	2nd	12.01	x 10.01	Window	Hardwood Floor
7	3rd Br	2nd	10.99	x 10.01	Window	Hardwood Floor
8	Kitchen	2nd	10.5	x 10.01	Tile Floor	
9	Br	Bsmt	0	0	Window	Vinyl Floor
10	Br	Bsmt	0	0	Closet	Vinyl Floor
11	Kitchen	Bsmt	0	0	Tile Floor	

Client Remks: Solid Detached Brick House Located In The Highly Desirable Community, One Front Parking (City Street Rental: \$374.18 annual) and Lane Way Garage Parking. Upgraded Electricity - 200Amp, Finished 2 Bedrooms Apartment Basement With Sep Entrance For Rental Income(yr 2022). Ideal For Investors Or Families Seeking Versatile Living Space, Minutes To Subway Station, TTC, Parks, Schools, Shopping, Restaurants, Dufferin Mall, High Park... A Rare Investment Opportunity
Inclusions: 3 Fridges, 3 Stoves, All Elf's, High Efficiency Furnace (2022), A/C, Coined Washer & Dryer.
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600



22 Millicent St		Sold: \$1,275,000
Toronto Ontario M6H 1W4		List: \$1,239,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,040.24/2025	For: Sale	% Dif: 103
Sold Date: 04/12/2026		
SPIS: No	Last Status: SLD	DOM: 3
Detached	Fronting On: N	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	20 x 125.25 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x5xBsmt
Dir/Cross St: Dufferin/Dupont Directions: South of Dupont & West of Dufferin		

MLS#: W12976584 **PIN#:** 213130390
Legal: PT LT 32 PL 862 CITY WEST AS IN CA247158 EXCEPT WH27504; S/T EXECUTION 01-010887, IF ENFORCEABLE; S/T EXECUTION 93-001276, IF ENFORCEABLE; S/T EXECUTION 93-017681, IF ENFORCEABLE; S/T EXECUTION 94-020888, IF ENFORCEABLE; S/T EXECUTION 99-001359, IF ENFORCEABLE

Kitchens: 2 + 1		Exterior:		Zoning:	
Fam Rm: N		Brick Front / Insulbrick		Cable TV:	
Basement: Finished / Sep Entrance		Gar/Gar Spcs: Detached / 2		Gas:	
Fireplace/Stv: N		Drive: Lane		Hydro:	
Heat: Forced Air / Gas		Drive Park Spcs: 2		Phone:	
A/C: Central Air		Tot Prk Spcs: 2		Water:	
Central Vac: No		UFFI:		Water Supply Type:	
Apx Age:		Pool: None		Sewer: Sewers	
Year Built: 1900		Prop Feat: Interior Feat: Carpet Free		Waterfront:	
Yr Built Source: MPAC				Retirement:	
Apx Sqft: 1500-2000				HST Applicable to Included In	
Lot Size Source: MPAC				Sale Price:	
Roof: Shingles				Farm/Agr:	
Foundation: Unknown				Oth Struct:	
Assessment: 2025 POTL:				Survey Type: None	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	2nd Br	Main	14.01	x 10.89	Hardwood Floor	Closet
2	Living	Main	10.93	x 11.75	Hardwood Floor	
3	Kitchen	Main	11.88	x 13.68	Quartz Counter	Ceramic Back Splash Ceramic Floor
4	Prim Bdrm	2nd	13.85	x 11.38	Cedar Closet	W/I Closet Hardwood Floor
5	Kitchen	2nd	10.83	x 9.48	Ceramic Floor	Ceramic Back Splash
6	3rd Br	2nd	11.98	x 11.38	Hardwood Floor	Closet
7	4th Br	3rd	35.3	x 10.01	Hardwood Floor	Closet
8	Kitchen	Bsmt	24.08	x 13.42	Ceramic Floor	Combined W/Rec
9	Rec	Bsmt	24.08	x 13.42	Ceramic Floor	Combined W/Kitchen

Client Remks: Stunning 2.5-Storey Detached Home Nestled on a quiet street in the vibrant Dovercourt-Wallace Emerson-Junction-one of Toronto's most sought-after and rapidly evolving West End pockets. Offers incredible versatility. Just steps from the trendy shops and cafes of Bloorville Village, this property is perfectly suited for generational families or those seeking a flexible layout. Main Floor features soaring high ceilings and an updated kitchen complete with sleek quartz countertops. The second floor boasts a primary suite with a rare cedar closet plus a walk-in closet with its own window. You'll also find a second bedroom, a 4-piece bath, and an eat-in kitchen. Half-level, formerly two bedrooms, has been transformed into an expansive open-concept space featuring a striking exposed brick chimney. The finished lower level includes a convenient separate entrance to both the side of the home and the backyard, providing excellent potential for an in-law suite or private guest area. Enjoy the best of outdoor living with a spacious backyard and covered patio for entertaining, plus the advantage of a two-car garage accessible via rear lane. Enjoy unparalleled convenience with 24-hour transit and the Subway just a short stroll away. You are steps from the brand-new community centre at the Galleria Mall redevelopment, Dufferin Mall, top-rated local schools, and the eclectic dining scene that defines West End culture. Experience a strong sense of community in a home that grows with you!

Inclusions: EXISTING: all light fixtures, all window coverings, Three (3) fridges, Two (2) electric stoves, One (1) gas stove, garage door opener & remote. Central Air & Furnace (Sep '21).

Listing Contracted With: Royal LePage Security Real Estate **Ph:** 416-654-1010



19 Emerson Ave Toronto Ontario M6H 3S7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		Sold: \$1,525,000 List: \$1,295,000
Taxes: \$7,005/2025	For: Sale	% Dif: 118
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: E	Rms: 10 + 5
Link: N	Acreage:	Bedrooms: 5 + 3
3-Storey	36 x 99 Feet	Washrooms: 2
	Irreg:	1x3xBsmt, 1x4x2nd
Dir/Cross St: Bloor/Dufferin Directions: Bloor/Dufferin		

MLS#: W13079144 **PIN#:** 213110606
Legal: PT LT 112-113 PL 1049 TORONTO AS IN CA805081; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.29	x 15.12	
2	Dining	Main	11.48	x 16.08	
3	Kitchen	Main	11.68	x 14.8	
4	Family	Main	18.54	x 10.93	
5	Prim Bdrm	2nd	13.52	x 13.19	
6	2nd Br	2nd	9.35	x 11.78	
7	3rd Br	2nd	10.5	x 13.62	
8	4th Br	2nd	18.5	x 11.84	
9	Laundry	2nd	7.28	x 11.68	
10	5th Br	3rd	16.86	x 11.35	
11	Den	3rd	16.86	x 10.7	
12	Rec	Bsmt	17.81	x 9.84	
13	Kitchen	Bsmt	10.01	x 16.73	
14	Br	Bsmt	11.48	x 18.41	
15	Br	Bsmt	11.52	x 8.79	
16	Br	Bsmt	11.52	x 8.76	

Client Remks: Development Opportunity! 21 + 23 Emerson Avenue Also Listed! Across The Street From Lansdowne Subway Station! Provincial Zoning Allows For 6 Storey Residential Rental Building! Current Property 3 Storey Residence With Finished Basement. Owner Currently Occupies Home! Rentable Basement! Vacant Possession To Be Provided. Listing Agent Can Provide Architects Development Proposal!
Inclusions: All Existing Appliances, Furnace, All Electric Light Fixtures ***Roof- Approx 3 Years***

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-782-8882



33 Chandos Ave Toronto Ontario M6H 2E6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,365/2025 For: Sale % Dif: 91 Sold Date: 04/07/2026 SPIS: No Last Status: SLD DOM: 63			Sold: \$1,180,000 List: \$1,299,000
Detached Link: N 2-Storey	Fronting On: S Acreage: 21.77 x 130.14 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dufferin Dupont Directions: Dufferin Dupont Davenport

MLS#: W12755156 **PIN#:** 213140627
Legal: PT LT 16-17 BLK B PL 646 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT595694; S/T & T/W CT595694; S/T EXECUTION 92-015790, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.99	x 10.89	Tile Floor	Backsplash	Eat-In Kitchen
2	Br	Main	9.22	x 11.06	Wood Floor	French Doors	Window
3	2nd Br	Main	12.5	x 12.3	Wood Floor	Open Concept	Window
4	Family	Main	11.32	x 10.99	Broadloom	French Doors	Large Window
5	Kitchen	2nd	9.51	x 9.19	Laminate	Eat-In Kitchen	Window
6	3rd Br	2nd	8.53	x 9.19	Wood Floor	Closet	Window
7	4th Br	2nd	14.44	x 9.97	Wood Floor	Window	
8	Prim Bdrm	2nd	12.3	x 11.32	Wood Floor	Closet	Window
9	Rec	Bsmt	14.83	x 13.58	Laminate	Open Concept	
10	Kitchen	Bsmt	13.39	x 12.4	Tile Floor	4 Pc Bath	Open Concept

Client Remks: Welcome to this versatile 5-bedroom detached home perfect for multi-generational living or a single family home or as an excellent investment opportunity. Featuring 3 kitchens and 3 washrooms, this property offers exceptional flexibility and space for extended families or tenants. Enjoy radiant heating in every room, air conditioning and updated windows (2009). The home also includes 2 cold rooms, concrete mutual driveway, and a double car garage with parking for 4 vehicles total - a rare feature in this area! Relax in the low-maintenance yard with deck, or take in the views from the large front porch overlooking a peaceful parkette. The separate entrance to the basement provides additional privacy and rental potential. Located across from a beautiful parkette and close to schools, transit, and amenities, this property is ideal for families or investors seeking a spacious, move-in-ready home with plenty of parking and potential! Highlights: Radiant heating in all rooms, Air conditioner , windows (2009), Concrete mutual driveway, Double car garage + 4 total parking spaces, Separate entrance to basement, Back yard Deck and no-maintenance yard, Large front porch facing parkette. 2 laundry rooms - one on main level and one in basement. 5 minutes from parks, Churches, Schools and SUBWAY

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-232-9000



21 Wallace Ave			Sold: \$1,485,000
Toronto Ontario M6H 1T6			List: \$1,395,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,645/2026		For: Sale	% Dif: 106
Sold Date: 06/17/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Detached	Fronting On: S	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	18 x 117 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: DUFFERIN BLOOR			
Directions: 1 BLOCK NORTH OF BLOOR 1 BLOCK WEST OF DUFFERIN			

MLS#: W13433754 **PIN#:** 213100129
Legal: PT LT 44 PL 516 NORTH WEST ANNEX AS IN CT333579; S/T & T/W CT333579; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Block, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School Interior Feat: Sauna	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	26.02	x 13.65	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Ground	26.02	x 13.65	Combined W/Living		
3	Kitchen	Ground	13.48	x 9.42	Quartz Counter	Double Sink	W/O To Sunroom
4	Prim Bdrm	2nd	13.48	x 12.2	Cathedral Ceiling	Hardwood Floor	W/O To Terrace
5	2nd Br	2nd	13.48	x 8.79	Hardwood Floor	W/O To Terrace	
6	3rd Br	2nd	10.53	x 8.07	Hardwood Floor		
7	Rec	Bsmt	33.46	x 12.2	Hardwood Floor	Pot Lights	Sauna
8	Furnace	Bsmt	7.84	x 6.92	Walk-Out	Combined W/Laundry	

Client Remks: A special property in a high demand neighbourhood. This bright and sunny corner property has tremendous outdoor space, 2 upper terraces, a covered front porch, a front yard, a back yard and a side yard. There is also a 3rd parking spot, courtesy of the city. A true landscaper's dream!! The house has been totally renovated over the years, both mechanically and aesthetically. New hardwood floors, kitchen, plumbing and electrical. All fencing done by permit. All the windows are updated, 3 sets of double doors. Basement has a walkout and could easily be an in-law suite. High efficient furnace, newer water tank. Speakers have been wired in the basement and main floor. Second floor skylight, spa tub, Infra-red sauna etc. Pretty special place!

Inclusions: LG Double Door Fridge, GE Gas Stove, GE Dishwasher, All Stainless Steel, Venman Hood Vent, Inglis Gas Dryer, High Efficiency Furnace, Bosch Tankless Gas Water Heater, Pex Plumbing, Whirlpool Washing Machine, Infra-red Sauna, Stock Tank Pool, Firepit, Updated Sewer with Back Water Valve, Spa Jet Tub, Hard Wired Smoke Alarm System, Chest Freezer

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200



132 Wallace Ave Toronto Ontario M6H 1T5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,207.31/2025 For: Sale % Dif: 97 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 22		
Sold: \$1,360,000 List: \$1,399,000		
Detached Link: N 2-Storey	Fronting On: N Acreage: 20.58 x 124 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Lansdowne / Wallace Ave Directions: Lansdowne / Wallace Ave		

MLS#: W13047608 **PIN#:** 213130606
Legal: PLAN 516 PT LT 25

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 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: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.01	x 10.3	Hardwood Floor	Pot Lights
2	Dining	Main	11.58	x 9.38	Hardwood Floor	
3	Kitchen	Main	14.07	x 11.48	Tile Floor	Stainless Steel Appl W/O To Yard
4	Prim Bdrm	2nd	11.06	x 15.12	Hardwood Floor	Bay Window Closet
5	2nd Br	2nd	8.69	x 13.22	Hardwood Floor	Closet
6	3rd Br	2nd	6.2	x 13.88	Hardwood Floor	

Client Remks: Absolutely Stunning, Fully Renovated Detached Home with Income Potential! Welcome to this turnkey gem! A beautifully renovated 3+1 bedroom detached home featuring a fully finished basement apartment with a private walk-up entrance. Perfect for end-users or investors, this property offers modern design, functional living space, and a prime location. Recent Renovations (Completed Within the Last Month): Brand new chefs kitchen with stainless steel appliances, quartz countertops, rolling centre island, and stylish cabinetry, Engineered hardwood flooring throughout, Elegant pot lights and wrought iron pickets, Freshly painted interior with modern finishes, New front entry door, updated 4-piece main floor bathroom, and 3-piece second-floor bathroom, Full-size main floor washer & dryer, Roof approx. 3 years old; upgraded copper water line from house to city, Furnace approx. 9 years old; Basement Apartment: Fully finished with separate entrance, Ideal for rental income or in-law suite; Exterior Features: Detached 2-car garage at the rear, Private outdoor space for entertaining or relaxing; Versatile Layout: Potential to convert small upstairs bedroom into a third kitchen, creating a triplex for additional rental income; Unbeatable Location: Steps to top-rated schools, TTC, subway station, High Park, scenic walking trails, grocery stores, restaurants, and more! This home offers the perfect blend of modern style, thoughtful upgrades, and incredible investment potential all in a high-demand neighbourhood. A Must-See! Priced to Sell. Move-In Ready. A+++

Inclusions: All Appliances, 2 S/S Fridges, 2 S/S Stoves, S/S Dishwasher, S/S Hood fan, All Elfs, Main floor Washer & Dryer, Basement apartment Washer & Dryer.

Listing Contracted With: ROYAL LEPAGE MAXIMUM REALTY Ph: 416-324-2626



334 Pacific Ave Toronto Ontario M6P 2P9 Toronto W02 Junction Area Toronto Taxes: \$9,614.61/2025 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,800,000 List: \$1,499,000 For: Sale % Dif: 120
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 26.58 x 109 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x5x2nd	Dir/Cross St: Keele & Annette Directions: Keele & Annette

MLS#: W12918310 **PIN#:** 213650084
Legal: Plan 553,Block 16,Pt Lt 16,Pt Lt 17

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.51	x 6.5	Hardwood Floor	B/I Shelves	Crown Moulding
2	Living	Main	12.24	x 12.34	Hardwood Floor	Crown Moulding	Fireplace
3	Dining	Main	12.24	x 14.11	Hardwood Floor	Crown Moulding	Bay Window
4	Kitchen	Main	13.32	x 16.99	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Breakfast	Main	13.32	x 16.99	Hardwood Floor	Window	Combined W/Kitchen
6	Powder Rm	Main	5.31	x 3.25	Hardwood Floor	2 Pc Bath	Window
7	Prim Bdrm	2nd	12.01	x 16.5	Hardwood Floor	B/I Closet	Bay Window
8	Bathroom	2nd	10.01	x 10.99	Tile Floor	Separate Shower	5 Pc Bath
9	2nd Br	2nd	10.99	x 14.5	Hardwood Floor	Closet	Window
10	Bathroom	2nd	7.51	x 6	Tile Floor	4 Pc Bath	Window
11	3rd Br	3rd	14.01	x 15.19	Broadloom	O/Looks Frontyard	Closet
12	4th Br	3rd	10.99	x 8.01	Broadloom	O/Looks Backyard	Closet

Client Remks: Welcome To High Park! The Quintessential Edwardian-Era Home - Circa 1909, With Stunning Red Brick Exterior & Wide Lot. This Charming Residence Beautifully Blends Classic Architectural Character With Thoughtful Modern Updates. Showcasing Timeless Curb Appeal, The Home Features A Large Front Porch, Original Stained Glass, Bay Windows, High Ceilings, Crown Moulding, And Abundance Of Natural Light Throughout. New Hardwood Flooring Enhances The Warmth And Elegance Of The Traditional Interior. The Spacious Living Room Offers A Bright, Airy Setting Anchored By A Fireplace, Adjacent To The Formal Dining Room Which Is Generously Sized And Perfect For Large Family Gatherings. A Convenient Main Floor Powder Room Adds Everyday Functionality. The Gourmet Kitchen Is Complete With A Centre Island, Stainless Steel Appliances, Granite Countertops, Pot Lights, And A Walkout To The Backyard. Upstairs, The Second Level Features A Primary Retreat Large Enough To Accommodate A King-Sized Bed, Complemented By Custom Cabinetry, A Bay Window, And A Beautifully Appointed Ensuite With A Separate Shower And Classic Clawfoot Tub. The Third Level Offers Two Spacious Bedrooms In A Jack & Jill Configuration - Ideal For Children, Guests, Or A Home Office Setup. The Private Backyard Showcases A Flagstone Patio And Single-Car Garage Provides Added Convenience. Located In The Sought-After Annette Street Public School Catchment And Just Steps To Prime Retail And Dining Along Dundas Street West In The Junction. Enjoy A Short Walk South To Bloor Street, The TTC Subway, And The Natural Beauty Of High Park. A Rare Opportunity To Own A Piece Of Edwardian History In One Of Toronto's Most Desirable West-End Neighbourhoods!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings & Hardware

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



162 Medland St		Sold: \$1,650,000
Toronto Ontario M6P 2N5		List: \$1,499,000
Toronto W02 Junction Area Toronto		
Taxes: \$8,415.61/2025	For: Sale	% Dif: 110
Sold Date: 05/02/2026		
SPIS: No	Last Status: SLD	DOM: 4
Detached	Fronting On: W	Rms: 10 + 3
Link: N	Acreage:	Bedrooms: 5 + 1
2 1/2 Storey	30 x 122.33 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dundas & Keele Directions: West of Keele, South of Annette		

MLS#: W13054248 **PIN#:** 213650155
Legal: PT LT 2-5 PL 1363 TORONTO AS IN CA547527; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Apartment Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: Yes Apx Age: 100+ Year Built: 1908 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre Interior Feat: Built-In Oven, Carpet Free, Central Vacuum, Countertop Range, In-Law Suite, Water Heater Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Year: 1987 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 7.51	Tile Floor	Closet	Stained Glass
2	Living	Main	10.6	x 18.83	Hardwood Floor	Closed Fireplace	Picture Window
3	Dining	Main	10.24	x 11.25	Hardwood Floor	Pass Through	Window
4	Kitchen	Main	10.76	x 10.17	Tile Floor	B/I Appliances	
5	Den	Main	7.84	x 11.52	Hardwood Floor	Walk-Out	Window
6	Prim Bdrm	2nd	11.09	x 13.25	Hardwood Floor	Closet	Window
7	Br	2nd	10.83	x 12.83	Hardwood Floor	Closet	Window
8	Br	2nd	10.76	x 8.07	Hardwood Floor	Window	
9	Br	3rd	12.34	x 15.91	Vinyl Floor	Window	
10	Br	3rd	12.34	x 10.5	Vinyl Floor	Window	
11	Kitchen	Lower	9.91	x 14.34	Vinyl Floor	Window	
12	Living	Lower	10.4	x 11.58	Vinyl Floor	Window	
13	Br	Lower	12.76	x 8.66	Vinyl Floor	Window	

Client Remks: Discover a rare gem in the heart of the Junction. This expansive detached residence offers 2,700 square feet of refined living space, blending original architectural character with thoughtful modern updates. Situated south of Annette Street, this five-bedroom home, complete with a newly finished one-bedroom basement suite, represents an increasingly uncommon opportunity in one of Toronto's most coveted neighborhoods. The renovated main floor is bright and welcoming, ideal for both everyday living and entertaining, with high ceilings, wide plank hardwood floors, and original architectural details. A spacious living and dining area flows into a modern kitchen featuring an induction cooktop and built-in appliances. At the rear, a versatile den or office overlooks the garden and walks out to a private deck. A convenient main floor powder room completes the space. The second level includes three well-proportioned bedrooms, a full four-piece bathroom, a dedicated laundry room and access to a rooftop deck. The third floor offers two additional bedrooms or office/studio use. The lower level features a separate side entrance, kitchenette, bedroom, and recreation space-ideal for extended family, guests, or additional living flexibility, with excellent income potential. Located in a top-tier school district including Annette Street Public School, St. Cecilia Catholic School, and Humberside Collegiate Institute. Embrace a truly walkable urban lifestyle. Whether you're strolling to High Park, exploring the Junction's independent shops and restaurants, everything you need is just minutes from your front door. For longer journeys, enjoy quick access to major highways or use the UP Express and TTC for a seamless, stress-free commute to the downtown core.

Inclusions: Built-in induction cooktop, built-in oven, built-in microwave, dishwasher, fridge, range hood, basement fridge, basement stove, all electric light fixtures, all window coverings, all PAX wardrobe systems in front entrance and bedrooms, two backyard sheds. Telus security system. Nest thermostat.

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



25 Wanda Rd Toronto Ontario M6P 1C4 Toronto W02 High Park North Toronto Taxes: \$7,934/2026 Sold Date: 07/01/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,551,000 List: \$1,499,000 For: Sale % Dif: 103
Detached Link: N 2-Storey	Fronting On: S Acreage: 32 x 100 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor St W & Dundas St W Directions: North of Bloor St W, West of Dundas St W			

MLS#: W13458072 **PIN#:** 213510117

Legal: See Schedule B

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Central Air Central Vac: No Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Other, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.44	x 11.42	Fireplace	Separate Rm	French Doors
2	Dining	Main	15.45	x 9.51	Separate Rm	Hardwood Floor	Window
3	Kitchen	Main	12.01	x 9.06	Double Sink	Window	Pantry
4	Family	2nd	12.37	x 11.38	Closet	W/O To Balcony	Separate Rm
5	Prim Bdrm	2nd	16.04	x 10.24	Closet	Bay Window	O/Looks Frontyard
6	2nd Br	2nd	9.65	x 8.46	Window	Large Closet	5 Pc Bath
7	3rd Br	3rd	12.34	x 12.24	Large Closet	O/Looks Backyard	South View
8	4th Br	3rd	12.86	x 12.24	North View	Large Closet	Window
9	Rec	Lower	18.5	x 11.75	Above Grade Window	Closet	
10	Kitchen	Lower	16.54	x 6.79	Double Sink	3 Pc Bath	Above Grade Window
11	Other	Lower	12.53	x 11.68	Above Grade Window	Separate Rm	Large Closet

Client Remks: On a short, quiet, & charming street in an amazing community this large & graceful historical gem seeks the next talented visionary to restore her magnitude, her grandeur, and her significance. Steeped in history, and in the same family for 70 years, now is the time to seize the opportunity before she's gone again for another generation. The strength and weightiness of these bones cannot be overstated: she is a grand dame that commands respect and demands to be brought back to prominence through special treatment, love, and care. Standing tall, level, true and proud since 1912, the stories she could tell you of the events she's been through, and the times that she has seen, would simply take your breath away. Spacious, airy, bright and gorgeous are just the beginning of the descriptors. 5 generous bedrooms over the top two floors, grand living and dining spaces, and a large private backyard all beckon for your updates and personal touches. A private drive with a garage offers the current option of 2 car parking, or the ability to reimagine that space for various options including the potential of a garden suite. Bring forth only your finest, for this property deserves only the very best for her makeover and reimagining, before she boldly steps in the future and her next chapter of life. Step forward, brave souls, and see if you feel that you are worthy to the task. If you are, you shall be rewarded greatly.

Inclusions: All Chattels & Fixtures Currently On The Property. Property Sold Strictly "As Is, Where Is". No Warranties Or Representations.

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



561 St Clarens Ave
Toronto Ontario M6H 3W6
Sold: \$1,585,000
List: \$1,599,000

Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$7,412/2025 **For:** Sale **% Dif:** 99
Sold Date: 03/23/2026

SPIS: No **Last Status:** SLD **DOM:** 0

Detached **Fronting On:** S **Rms:** 6 + 1
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2 1/2 Storey 19.49 x 102.5 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x3xLower
Dir/Cross St: Lansdowne And Bloor **Directions:** south of Wallace

MLS#: W12908370 **PIN#:** 213110310

Legal: PT LT 70-71 PL 1049 TORONTO AS IN CA752980; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Sep Entrance	Drive: None	Gas: Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Place Of Worship, Public	Retirement:
Apx Sqft: 1500-2000	Transit, Rec Centre, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: On Demand Water Heater	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct: Shed
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.55	x 10.99	Hardwood Floor	Open Concept	Window
2	Dining	Main	13.32	x 10.99	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	13.32	x 10.99	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	18.18	x 15.42	Hardwood Floor	W/O To Balcony	B/I Closet
5	2nd Br	2nd	11.42	x 7.25	Hardwood Floor	Window	
6	3rd Br	3rd	15.42	x 14.44	Hardwood Floor	Window	Closet
7	Den	3rd	8.86	x 13.58	Hardwood Floor	Window	
8	Rec	Lower	14.76	x 13.58	Laminate		

Client Remks: Tucked into the tight-knit and transit-friendly Wallace Emerson community, this beautifully renovated detached home blends classic character with thoughtful modern design. Catch the sun at any time of day from fantastic outdoor spaces on every level of this home. The open-concept main floor gives Scandinavian vibes with its Baltic birch kitchen cabinetry and warm-toned hardwood flooring, Thermador gas appliances, Caesarstone counters and a generously sized island. The oversized primary features a private west-facing balcony, a full wall of custom closets, an additional walk-in closet and and an additional space (the +1 on the listing) that can be used for reading, dressing, home office - or easily convert this back to a fourth bedroom. The completely renovated 5pc bathroom has heated flooring, curbless rain shower, and deep soaking tub. A rare third-floor adds even more living space with a bedroom and rooftop deck. A lot of love has gone into the backyard and will make summer entertaining a pleasure with the vegetable and perennial garden, multiple lounging and dining areas with gas BBQ and a super-cute shed for extra storage. The finished basement has a bright, spacious laundry room, 3pc bathroom, rec space perfect for TV watching or a home gym and a separate entrance from the backyard. Experience one of the west-end's most vibrant communities; grab coffee at Wallace Espresso, pastries from Paris Bakery or dinner at Bairradino & Donna's. The top ranked Bloor Collegiate is one of many highly regarded schools nearby. Just a 400m walk to Lansdowne subway station or take the UP or GO downtown in minutes. And if you have a car, street permit parking is readily available!

Inclusions: Thermador stainless steel gas range, stainless steel hood vent, microwave, fridge and dishwasher. Washer and dryer. All lighting fixtures.

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



562 Indian Rd
Toronto Ontario M6P 2C2
 Toronto W02 High Park North Toronto
Taxes: \$7,496/2025 **For:** Sale **% Dif:** 110
Sold Date: 05/16/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Detached **Fronting On:** W **Rms:** 7 + 4
Link: N **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 42.12 x 148.73 Feet **Washrooms:** 3
Irreg: Pie Shaped 1x2xMain, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Bloor/Indian Road **Directions:** Bloor/Indian Road

MLS#: W13107652 **PIN#:** 213520192
Legal: PCL 1423 SEC E TORONTO; PT LT 4 W/S INDIAN RD PL M247 YORK COMM AT THE SE ANGLE OF THE SAID LT. THENCE NLY ALONG THE WLY LIMIT OF INDIAN RD 46 FT MORE OR LESS CHORD MEASUREMENT TO A POINT DISTANT 58 FT SLY THEREON FROM THE NE ANGLE OF THE SAID LT. THENCE WLY IN A STRAIGHT LINE 60 FT TO A POINT 54 FT 8 INCHES S OF THE N LIMIT OF THE SAID LT MEASURED AT RIGHT ANGLES THERETO. THENCE WLY IN A STRAIGHT LINE 87 FT MORE OR LESS TO A POINT 30 FT 6 INCHES S OF THE N LIMIT OF THE SAID LT ON A LINE DRAW...

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1936 Yr Built Source: Estimated Apx Sqft: 1100-1500 Lot Shape: Pie Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Lighting, Patio Interior Feat: In-Law Suite Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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Topography: Dry, Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.06	x 7.25	Hardwood Floor
2	Living	Main	11.25	x 16.77	Hardwood Floor
3	Dining	Main	10.66	x 13.58	Hardwood Floor
4	Kitchen	Main	16.63	x 8.79	Heated Floor
5	Powder Rm	Main	2.92	x 6.4	Heated Floor
6	Prim Bdrm	2nd	10.1	x 14.24	Hardwood Floor
7	2nd Br	2nd	9.12	x 13.42	Hardwood Floor
8	3rd Br	2nd	8.92	x 11.02	Hardwood Floor
9	Bathroom	2nd	5.87	x 7.84	3 Pc Bath
10	Family	Bsmt	11.81	x 13.25	Vinyl Floor
11	Kitchen	Bsmt	7.19	x 11.15	Vinyl Floor
12	Office	Bsmt	10.27	x 10.66	Vinyl Floor
13	Bathroom	Bsmt	7.22	x 3.05	3 Pc Bath
14	Utility	Bsmt	6.2	x 15.49	

Client Remks: Turn-key detached home in prime High Park North, blending timeless character with thoughtful modern upgrades. Offering approximately 1,928 sq ft across three levels, including the finished lower level, this 3-bedroom, 3-bathroom home delivers exceptional space and flexibility. The main floor offers a classic yet functional layout, anchored by a renovated kitchen designed for entertaining and everyday living, seamlessly connecting to the principal living and dining spaces. Heated radiant floors in the kitchen, main bathroom, and main floor powder room provide exceptional comfort on a separate system. Upstairs, well-proportioned bedrooms offer bright, comfortable living, complemented by an updated bath. The finished lower level, with separate entrance, adds outstanding versatility with a kitchenette, additional bathroom, and flexible living space suited to extended family, guests, home office use, or other personal needs. Step outside to a private landscaped backyard retreat featuring a terrace, garden lighting, and gas line for BBQ, ideal for summer dining and entertaining. Additional features include central air, a super quiet split heating and cooling system with ceiling vents, fire and CO detectors, and tandem parking for 2 cars. Located just steps to Keele Station, High Park, and the shops, cafes, and restaurants along Bloor West and the nearby Junction, and close to sought-after schools including Humberside C.I., this home offers an exceptional blend of urban convenience and neighbourhood charm.



287 High Park Ave Toronto Ontario M6P 2S8 Toronto W02 Junction Area Toronto Taxes: \$5,972/2025 Sold Date: 04/04/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,640,000 List: \$1,648,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 20.06 x 179.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Annette and High Park Avenue Directions: East side of High Park

MLS#: W12946260 **PIN#:** 213600061
Vacant Land Condo: No
Legal: PT LT 6 BLK 23 PL 553 WEST TORONTO JUNCTION AS IN CA756871; T/W & S/T CA756871 (CT756871 RELEASED FROM PART 4, PLAN 66R31963 IN AT5887168 AND RELEASED FROM PART 2, PLAN 66R31963 IN AT5887169) CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Fin W/O / Sep Entrance / W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1952 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Double, Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Library, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: In-Law Suite, Water Heater	Zoning: R(d0.6*737) Cable TV: Yes Hydro: Yes Gas: Yes Phone: No Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Up-to-Date Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.78	x 14.14	
2	Dining	Main	8.89	x 11.12	
3	Kitchen	Main	13.62	x 11.94	
4	Prim Bdrm	2nd	10.86	x 14.24	
5	2nd Br	2nd	11.22	x 8.07	
6	3rd Br	2nd	11.12	x 8.07	
7	4th Br	Bsmt	19.49	x 13.98	
8	Laundry	Bsmt	9.51	x 9.42	

Client Remks: Situated on an exceptional 20 x 179 ft lot, this detached 2-storey home offers turnkey living in one of the west end's most sought-after neighbourhoods. Boasting over 1,800 square feet of living space, this 4-bedroom, 2-bathroom residence is thoughtfully updated throughout and ready to enjoy. The main home features bright, well-proportioned principal rooms and a functional layout ideal for growing families. Extensively upgraded, the home includes 200-amp service, new windows, open concept kitchen and dining, a new front drive, and beautifully improved outdoor spaces including a new deck, stone patio, and a refinished rear yard. The finished basement, complete with a separate entrance, offers outstanding flexibility with a self-contained in-law or nanny suite and a roughed-in kitchen-perfect for extended family living or future rental income. Rare for the area, the property offers 3-car parking via a rear laneway and a front yard mutual drive. A significant value-add opportunity with an already issued permit for a 20 x 33 ft laneway suite, as per seller. Ideally located within the coveted Annette Street Jr & Sr P.S. and Humberside Collegiate catchment, and just steps to Dundas shops, local grocers, TTC, GO transit and the UP Express-offering a seamless 20-minute commute to Union Station. A rare offering that combines move-in ready comfort with exceptional optionality to grow, invest, or customize.

Inclusions: All Electrical light fixtures. All appliances - Main floor - Electric stove/range. Microwave/Extractor fan. Dishwasher. Fridge/Freezer. Basement - Stackable Washer and Dryer. Fridge/Freezer. Bathroom mirrors. Ceiling fans. BBQ.

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



148 Wallace Ave		Sold: \$1,965,000
Toronto Ontario M6H 1T5		List: \$1,649,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,364.49/2025	For: Sale	% Dif: 119
Sold Date: 03/25/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: N	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	20 x 100 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin / Bloor St W Directions: Dufferin / Bloor St W		

MLS#: W12908474 **PIN#:** 213130300
Legal: PLAN M88 BLK V PT LOT 22

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Sep Entrance / Walk-Up / Finished	Drive: Lane	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Year Built: 1900	Interior Feat: Carpet Free, Floor Drain, On Demand Water Heater, Storage, Sump Pump, Water Heater Owned	Retirement:
Apx Sqft: 1500-2000		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Stone, Poured Concrete		Oth Struct:
Assessment: POTL:		Survey Year: 2019
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 15.32	Hardwood Floor	Fireplace	O/Looks Garden
2	Dining	Main	12.01	x 13.68	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	13.09	x 11.52	Porcelain Floor	Stainless Steel Appl	Breakfast Bar
4	Family	Main	13.09	x 12.24	Porcelain Floor	Glass Doors	O/Looks Backyard
5	Prim Bdrm	2nd	13.32	x 10.33	Hardwood Floor	W/O To Deck	B/I Closet
6	2nd Br	2nd	9.15	x 8.43	Hardwood Floor	Window	
7	3rd Br	2nd	15.09	x 11.09	Hardwood Floor	Bay Window	O/Looks Frontyard
8	Laundry	Bsmt	5.58	x 10.6	Heated Floor	Laundry Sink	Closet
9	Mudroom	Bsmt	13.42	x 18.83	Heated Floor	Closet	
10	Living	Bsmt	11.52	x 9.84	Heated Floor	Window	3 Pc Bath
11	Br	Bsmt	11.52	x 9.84	Heated Floor	Window	Above Grade Window

Client Remks: Welcome to 148 Wallace Avenue a striking fully renovated detached residence where thoughtful design, elevated finishes, and seamless functionality come together in the heart of Wallace Emerson. A beautifully landscaped front patio creates a private and inviting entry. Inside, natural light fills the home, showcasing a meticulous renovation where every detail has been carefully considered. A rear extension on both the main and lower levels delivers exceptional living space designed for modern living. The main floor is built for entertaining friends and family. An expansive open concept living and dining area with a wood burning fireplace flows into an oversized chef's kitchen and rear family room. Floor to ceiling tri fold doors open completely to the private backyard, creating effortless indoor outdoor living. An integrated Sonos system connects both spaces. A chic powder room and striking glass railed staircase complete the level. Upstairs, three beautifully appointed bedrooms offer flexibility and comfort. The primary retreat features a walkout to a private glass enclosed terrace, a rare treetop escape. A generous second bedroom and bright front bedroom overlooking a cherry tree are ideal for family or work from home. The spa inspired bathroom includes a glass shower and limestone Victoria & Albert soaker tub. The fully underpinned lower level offers 9 foot ceilings, heated floors, a new laundry room, spa like bathroom, and separate entrance. With rough ins for a future kitchen, it is perfectly suited for a self contained suite. A newly built double car garage offers laneway suite potential with foundation for a second level and roughed in gas, water, and electrical. Steps to Bloor Street, cafes, restaurants, boutiques, Galleria Park, excellent schools (incl Bloor CI), TTC, UP Express, GO Transit, and major highways. 148 Wallace offers a rare opportunity to own a sophisticated urban home in one of Toronto's most dynamic west end communities.

Inclusions: All appliances: Double Oven 48" Gas Stove, Venthood, KitchenAid Fridge, KitchenAid Dishwasher, Microwave, 150 bottle Wine Fridge, Washer/Dryer, Fridge in basement. All exterior planters (excl front door pots). All Electrical Light Fixtures. All Window Coverings. Sonos system: all fixed speakers installed in the main floor ceiling and backyard, and routers located above fridge. Ring doorbell and equipment. TV Wall mounts. Mechanics: Furnace, AC, Tankless Hot Water Tank.

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



6 Brandon Ave		Sold: \$1,620,000
Toronto Ontario M6H 2C9		List: \$1,649,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,025.16/2025	For: Sale	% Dif: 98
Sold Date: 01/30/2026		
SPIS: No	Last Status: SLD	DOM: 28
Detached	Fronting On: N	Rms: 7 + 4
Link: N	Acreage:	Bedrooms: 3 + 2
2-Storey	32 x 130 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin and Dupont Street Directions: Dufferin and Dupont Street		

MLS#: W12658244 **PIN#:** 213140638
Legal: PT LT 33 BLK B PL 646 WYCHWOOD BRACONDALE DOVERCOURT AS IN WH130894; CITY OF TORONTO

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Apartment / Sep Entrance	Drive: Private	Gas:
Fireplace/Stv: N	Drive Park Spcs: 4	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 6	Water Supply Type:
A/C: Window Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Place Of Worship, Public	Retirement:
Apx Sqft: 1500-2000	Transit, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Unknown	Security Feat: Carbon Monoxide	Farm/Agr:
Assessment: POTL:	Detectors, Smoke Detector	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 17.39	Hardwood Floor	Window	Fireplace
2	Dining	Main	11.81	x 17.39	Hardwood Floor	Window	
3	Br	Main	9.51	x 8.86	Hardwood Floor	Window	Closet
4	Kitchen	Main	9.19	x 12.8	Tile Floor	Window	Eat-In Kitchen
5	Prim Bdrm	Main	10.83	x 13.12	4 Pc Ensuite	Hardwood Floor	Glass Block Window
6	Living	2nd	12.14	x 12.47	Hardwood Floor	Window	
7	Kitchen	2nd	9.51	x 10.83	Eat-In Kitchen	Window	
8	Br	2nd	9.51	x 13.45	Hardwood Floor	Closet	Window
9	Living	Bsmt	10.83	x 8.2	Tile Floor		
10	Kitchen	Bsmt	4.27	x 12.47	Window	Tile Floor	
11	Dining	Bsmt	9.51	x 8.2	Tile Floor		
12	Prim Bdrm	Bsmt	10.17	x 12.8	Window	Closet	Laminate
13	2nd Br	Bsmt	11.48	x 9.51	Window	Closet	Laminate
14	Laundry	Bsmt	6.56	x 6.23	Tile Floor		

Client Remks: This Solid Detached Brick Home With Great Curb Appeal Is Ideally Situated On A Quiet, Family-Friendly Street Next To Brandon Parkette! Ideal Multi- Generational Home. Just Steps From Trendy Geary Avenue. Renowned For Its Breweries, Bakeries, And Bars and Only Moments Away From Excellent Schools, Shopping & 4 Major TTC Routes. Featuring A Main Floor Addition, This Home Sits On A Large, Deep Lot With A Private Driveway And A 2-Car Garage. Currently Configured As An Income-Producing Property With A 2-Bedroom Main Floor Suite, A 1-Bedroom Second Floor Suite, And A Spacious 2-Bedroom Basement Apartment. It Offers Tremendous Flexibility For End-Users Or Investors Alike. Complete With Two Separate Hydro Meters, This Exceptional Property Seamlessly Combines Character, Functionality & Investment Potential In One Coveted Location!

Inclusions: 3 Fridges, 3 Stoves, Washer & Dryer, All Electrical Light Fixtures, All Window Coverings, 2 Separate Hydro Meters.

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



163 1/2 Campbell Ave Toronto Ontario M6P 3V3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,946,122 List: \$1,699,999
Taxes: \$8,988.71/2025	For: Sale	% Dif: 114	
Sold Date: 02/03/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 9 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
3-Storey	20 x 125 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x2xMain, 1x4xBsmt	
Dir/Cross St: Dupont & Symington Directions: Dupont & Symington			

MLS#: W12732810 **PIN#:** 213290374
Legal: PCL 316-2 SEC M13; PT LT 316 E/S CAMPBELL AV PL M13 TORONTO COMM ON THE E SIDE OF CAMPBELL AV AT A POINT DISTANT 5 FT NLY FROM THE SW ANGLE OF SAID LT; THENCE NLY ALONG THE ELY LIMIT OF CAMPBELL AV, A DISTANCE OF 20 FT; THENCE ELY PARALLEL TO THE SLY LIMIT OF SAID LT, A DISTANCE OF 125 FT MORE OR LESS TO THE REAR THEREOF; THENCE SLY ALONG THE SAID REAR LIMIT A DISTANCE OF 20 FT; THENCE WLY PARALLEL TO THE SAID SLY LIMIT A DISTANCE OF 125 FT MORE OR LESS TO THE POB; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, Accessory Apartment, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.44	x 16.67	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	12.86	x 10.33	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	14.44	x 12.53	Quartz Counter	Centre Island	B/I Appliances
4	Family	Main	14.44	x 9.91	W/O To Deck	Open Concept	Hardwood Floor
5	Prim Bdrm	2nd	14.44	x 11.15	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	14.44	x 9.94	Hardwood Floor	Large Window	
7	3rd Br	3rd	9.22	x 16.86	Large Window	Hardwood Floor	
8	4th Br	3rd	9.22	x 11.71	Large Window	Hardwood Floor	
9	Living	Bsmt	22.9	x 12.7	Open Concept	Large Window	Combined W/Dining
10	Kitchen	Bsmt	22.9	x 12.7	Stainless Steel Appl	Open Concept	Combined W/Dining
11	Laundry	Bsmt	7.81	x 5.81	Large Closet		
12	5th Br	Bsmt	9.81	x 11.81	Large Window		

Client Remks: This isn't just a renovation; it's a total reimagining of space that landed these walls in House & Home magazine. This detached three-story home balances high-end design with real-life functionality across 4+1 bedrooms and 3 baths. The main floor is exactly what you want: open concept, flooded with light, and laid out for how people actually live today. High ceilings and inviting kitchen with integrated appliances and large island, anchor the space, flanked by two living areas and a proper dining spot. It feels expansive but grounded. Upstairs, the bedrooms are properly sized-no compromises here. The bathroom is the standout, designed as a true escape with a soaker tub, rain shower, and dual sinks. Downstairs, the self-contained suite changes the game. With big windows and full-size appliances, it's a high-end space that feels nothing like a basement. Beyond the front door, the location is undeniably cool. Situated in the highly coveted Junction Triangle, you are steps from neighbourhood gems like Dotty's and Mattachioni (to shout out some favourites), along with the city's best craft breweries, trendy shops and artistic spaces. Plenty of green space close by including family friendly. Campbell Avenue Park & Symington Avenue Playground. With the West Toronto Railpath nearby and the UP Express, Dundas West Subway, and Bloor GO just minutes away, you have downtown access in 10 minutes flat. Convenient legal front pad parking.

Inclusions: All Appliances Including: Fridge x 2, Stove x 2, Dishwasher x 2, Washer x 2, Dryer x 2. All Electrical Fixtures & Window Coverings, Hot Water Tank, Central Air Conditioner and Furnace.

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



33 Edwin Ave Toronto Ontario M6P 3Z2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$12,827.07/2025 For: Sale % Dif: 88 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,724,000 List: \$1,955,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 30 x 145 Feet Irreg: Rear 27.8 feet	Rms: 13 + 4 Bedrooms: 5 + 2 Washrooms: 6 1x6x3rd, 1x4x2nd, 2x3x2nd, 1x3xBsmt, 1x2xGround	Dir/Cross St: Dupont St/Symington Ave/Dundas Directions: N/A

MLS#: W13128212 **PIN#:** 213280209
Legal: As Per Schedule C

Kitchens: 2 + 2 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: In Addition To Farm/Agr: Oth Struct: Aux Residences Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.81	x 10.01	Hardwood Floor	Pot Lights	
2	Dining	Ground	17.22	x 11.32	Hardwood Floor	Pot Lights	
3	Kitchen	Ground	16.57	x 9.02	Modern Kitchen	Hardwood Floor	Pot Lights
4	Family	Ground	21.65	x 14.11	Hardwood Floor	Fireplace	Window Flr to Ceil
5	2nd Br	2nd	10.17	x 8.2	Large Closet	Hardwood Floor	
6	3rd Br	2nd	12.47	x 10.01	Cathedral Ceiling	W/W Closet	Hardwood Floor
7	Prim Bdrm	3rd	21.33	x 14.6	Hardwood Floor	His/Hers Closets	W/O To Terrace
8	Bathroom	3rd	16.9	x 12.14	6 Pc Ensuite	Skylight	
9	Rec	Bsmt	17.72	x 11.65	Hardwood Floor	Window Flr to Ceil	
10	Den	Ground	11.48	x 10.17	Hardwood Floor		
11	Kitchen	2nd	12.96	x 8.86	Marble Floor	Pot Lights	W/O To Terrace
12	Living	2nd	12.3	x 11.15	Hardwood Floor	W/O To Balcony	
13	Prim Bdrm	2nd	12.8	x 8.69	Hardwood Floor		
14	2nd Br	2nd	9.51	x 9.19	Hardwood Floor		
15	Living	Bsmt	11.81	x 10.5	Laminate		
16	Kitchen	Bsmt	11.98	x 8.37	Ceramic Floor		
17	Br	Bsmt	10.17	x 8.37	Laminate		

Client Remks: Multi-Unit Property and a Laneway Suite. A residential dwelling built in 1900 with substantial renovations in 2020. It is a 3-storey detached 2,978 square feet dwelling as per MAC (first floor 1,280 sf, second floor 1,084 sf and third floor 614 sf) and a 1,130 sf finished basement. Comprised of 3 self-contained units including basement apartment. There is also a 2-storey laneway suite, 1,376 sf as per MPAC, constructed in 2021. Laneway Suite is a 4 room, 2 bedroom, 2.5 baths unit. Laneway suite has an unground wine cellar. See attachments for Residential Detailed Report and MPAC Premium Report. Over 5,300 square feet of living space.

Inclusions: As per Schedule B.
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200



33 Edwin Ave Toronto Ontario M6P 3Z2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$12,827.07/2025 For: Sale % Dif: 86 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 83			Sold: \$1,690,000 List: \$1,955,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 30 x 145 Feet Irreg: Rear 27.8 feet	Rms: 13 + 4 Bedrooms: 5 + 2 Washrooms: 6 1x6x3rd, 1x4x2nd, 2x3x2nd, 1x3xBsmt, 1x2xGround	Dir/Cross St: Dupont St/Symington Ave/Dundas Directions: N/A

MLS#: W12681984 **PIN#:** 213280209
Legal: As Per Schedule C

Kitchens: 2 + 2 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Aux Residences Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.81	x 10.01	Hardwood Floor	Pot Lights	
2	Dining	Ground	17.22	x 11.32	Hardwood Floor	Pot Lights	
3	Kitchen	Ground	16.57	x 9.02	Modern Kitchen	Hardwood Floor	Pot Lights
4	Family	Ground	21.65	x 14.11	Hardwood Floor	Fireplace	Window Flr to Ceil
5	2nd Br	2nd	10.17	x 8.2	Large Closet	Hardwood Floor	
6	3rd Br	2nd	12.47	x 10.01	Cathedral Ceiling	W/W Closet	Hardwood Floor
7	Prim Bdrm	3rd	21.33	x 14.6	Hardwood Floor	His/Hers Closets	W/O To Terrace
8	Bathroom	3rd	16.9	x 12.14	6 Pc Ensuite	Skylight	
9	Rec	Bsmt	17.72	x 11.65	Hardwood Floor	Window Flr to Ceil	
10	Den	Ground	11.48	x 10.17	Hardwood Floor		
11	Kitchen	2nd	12.96	x 8.86	Marble Floor	Pot Lights	W/O To Terrace
12	Living	2nd	12.3	x 11.15	Hardwood Floor	W/O To Balcony	
13	Prim Bdrm	2nd	12.8	x 8.69	Hardwood Floor		
14	2nd Br	2nd	9.51	x 9.19	Hardwood Floor		
15	Living	Bsmt	11.81	x 10.5	Laminate		
16	Kitchen	Bsmt	11.98	x 8.37	Ceramic Floor		
17	Br	Bsmt	10.17	x 8.37	Laminate		

Client Remks: Multi-Unit Property and a Laneway Suite. A residential dwelling built in 1900 with substantial renovations in 2020. It is a 3-storey detached 2,978 square feet dwelling as per MAC (first floor 1,280 sf, second floor 1,084 sf and third floor 614 sf) and a 1,130 sf finished basement. Comprised of 3 self-contained units including basement apartment. Thereis also a 2-storey laneway suite, 1,376 sf as per MPAC, constructed in 2021. Laneway Suite is a 4 room, 2 bedroom, 2.5 baths unit. Laneway suite has an unground wine cellar. See attachments for Residential Detailed Report and MPAC Premium Report. Over 5,300 square feet of living space.

Inclusions: As Per Schedule B.
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200



128 Annette St			Sold: \$1,875,000
Toronto Ontario M6P 1P2			List: \$1,988,000
Toronto W02 Junction Area Toronto			
Taxes: \$8,807.74/2025		For: Sale	% Dif: 94
Sold Date: 04/29/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Detached	Fronting On: N	Rms: 8 + 2	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	33.67 x 100 Feet	Washrooms: 4	
	Irreg:	1x3xMain, 1x3x2nd, 1x5x3rd, 1x4xBsmt	
Dir/Cross St: Annette St & Mavety St Directions: Annette St & Mavety St			

MLS#: W12996808 **PIN#:** 213600153
Legal: PT LT 5 BLK 25 PL 553 WEST TORONTO JUNCTION AS IN CA744735; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.19	x 12.53	Hardwood Floor	Pot Lights	Combined W/Living
2	Living	Main	13.19	x 12.53	Hardwood Floor	Window	Combined W/Dining
3	Family	Main	15.94	x 12.24	Cork Floor	W/O To Deck	Window
4	Kitchen	Main	18.67	x 14.83	Hardwood Floor	Centre Island	Granite Counter
5	Family	2nd	21.59	x 13.16	Hardwood Floor	Pot Lights	Fireplace
6	Prim Bdrm	2nd	16.5	x 12.83	Hardwood Floor	Semi Ensuite	Closet
7	2nd Br	2nd	12.37	x 12.11	Hardwood Floor	Window	Closet
8	Prim Bdrm	3rd	14.01	x 12.57	Hardwood Floor	W/I Closet	Pot Lights
9	4th Br	3rd	13.55	x 9.45	Cork Floor	Window	Closet
10	Rec	Bsmt	20.21	x 12.43	Tile Floor	Heated Floor	Pot Lights
11	Kitchen	Bsmt	13.29	x 8.46	Tile Floor	Granite Counter	Window
12	Laundry	Bsmt	9.94	x 6.17	Tile Floor	Heated Floor	Granite Counter

Client Remks: A rare opportunity in Toronto's Junction, this 2,477sqft detached home is designed for buyers who recognize value & are looking for scale, presence & unmatched functionality. Set on a prominent corner, it offers a larger footprint, flexible layout, and urban convenience that is difficult to replicate in this neighbourhood. Featuring 4 spacious bedrooms, multiple family areas, and original architectural details incl: 9' ceilings, oak trim, solid pocket doors, & oversized baseboards, the home blends timeless character with purposeful design. The main floor delivers an open-concept living & dining space w/hardwood floors, crown moulding, alongside a chef-inspired Thermador kitchen w/granite counters, panelled fridge, six-burner stove & a centre island with breakfast bar. A bright rear family room with cork flooring walks out to the backyard deck, creating an indoor-outdoor living experience tied w/a separate side entrance for home occupation use. Upstairs, the 2nd level features large a sun-filled family room ideal for a dedicated work-from-home space or a combined family room and office, along w/a primary bedroom offering a 3pc semi-ensuite w/heated floors & soaker tub, plus an additional versatile bedroom. The 3rd level is a private upper retreat w/a 2nd primary bedroom, walk-in closet & spa-like 5pc bathroom w/heated floors, glass shower, separate tub & two sinks, complemented by another flexible bedroom. The fully finished basement w/separate entrance, kitchen, recreation area, bathroom, and laundry adds a layer of versatility suited for multi-generational living or income potential. The backyard provides a private escape with deck & garden space, while parking for 2 incl: a detached garage and private drive. Walk Score of 93: steps to restaurants, cafes, parks, schools, and transit including TTC, Keele Subway, and Bloor GO, this home appeals to buyers who prioritize space, versatility, and location, and understand exactly why opportunities like this exist.

Inclusions: All Existing Window Coverings, All ELF's, Ceiling Fans, Panelled Thermador Fridge, S/S Bosch B/I Dishwasher, S/S Thermador Warming Drawer, S/S Thermador Stove, S/S B/I Microwave, Custom Hood Fan, Washer, Dryer, Ductless A/C Units (2), Boiler, HWT, Basement (Fridge, Stove, Hood Fan)

Listing Contracted With: RE/MAX ALL-STARS BENCZIK KAVANAGH TEAM **Ph:** 905-477-7766



270 Indian Grve Toronto Ontario M6P 2H5 Toronto W02 High Park North Toronto Taxes: \$14,372/2025 Sold Date: 03/27/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$2,650,000 List: \$2,650,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: W Acreage: 24.92 x 126.42 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x5x3rd, 1x3xLower, 1x3x2nd, 1x2xGround	Dir/Cross St: Bloor/Keele Directions: East on Glenlake from Keele, north on Indian Grove

MLS#: W12886090	PIN#: 213530061
Legal: Plan M41 Pt Lot 61	

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2016 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Central Vacuum, Guest Accommodations, Sump Pump, Water Heater Owned, Countertop Range, Other Security Feat: Alarm System, Carbon Monoxide Detectors	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	Ground	13.45	x 17.06	Gas Fireplace	Window Flr to Ceil	2 Pc Bath
2	Dining	Ground	13.45	x 11.48	Combined W/Living	Open Concept	
3	Kitchen	Ground	17.06	x 15.75	W/O To Deck	Centre Island	
4	Family	2nd	17.39	x 14.44	O/Looks Backyard	Window Flr to Ceil	Gas Fireplace
5	2nd Br	2nd	17.39	x 11.15	O/Looks Frontyard	Double Closet	Semi Ensuite
6	3rd Br	2nd	9.19	x 10.5	Clerestory	Closet	
7	Prim Bdrm	3rd	13.78	x 15.09	W/O To Deck	W/I Closet	5 Pc Ensuite
8	Living	Bsmt	16.08	x 15.09	Combined W/Kitchen		
9	Kitchen	Bsmt	8.2	x 7.87	Stone Counter	Stainless Steel Appl	Breakfast Bar
10	Den	Bsmt	12.14	x 9.84	W/I Closet	Large Window	
11	Utility	Bsmt	8.2	x 9.02			

Client Remks: The High Park house that refuses to blend in -- just steps from High Park, 270 Indian Grove stands apart. Built in 2016 this detached three-storey custom-built home offers 2,450 sq ft above grade plus 904 below, with space that's both generous and intelligently planned. The main floor is open yet defined, anchored by a three-sided Scandinavian gas fireplace that adds warmth without sacrificing flow. The kitchen is designed for serious cooking and seamless entertaining, featuring integrated top-tier (Thermador) appliances, two fridges (one just for drinks), a double oven, appliance garage, hidden drop-down TV, and an oversized island. A full sliding wall opens to a covered rear patio with gas BBQ line, extending living space outdoors. The private, low-maintenance backyard connects directly to a modern two-car detached garage via laneway (with laneway home potential). The second floor includes two bedrooms, a full bath, laundry, and a large family room-ideal for kids, work, or a separate lounge space. The third level is dedicated entirely to the primary suite, complete with walkout terrace, substantial walk-in closet, and a sleek ensuite with floating tub and frameless glass shower. Floor-to-ceiling windows and high ceilings flood the home with light, while built-in speakers and heated bathroom floors reflect thoughtful construction rarely found in resale-driven builds. The finished lower level offers a separate entrance, additional bedroom, and full bath, creating flexibility for guests, extended family, or workspace (plus, the floors are heated for ambient warmth). Steps to High Park, walking distance to Roncesvalles and Bloor West Village, five minutes to Keele subway, and quick access to the Gardiner, this is modern urban living without compromise.

Inclusions: See Schedule B

Listing Contracted With: BSPOKE REALTY INC. Ph: 416-274-2068



579 Indian Rd Toronto Ontario M6P 2C3 Toronto W02 High Park North Toronto Taxes: \$12,955/2025 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 28		Sold: \$2,450,000 List: \$2,699,000 For: Sale % Dif: 91
Detached Link: N 3-Storey	Fronting On: N Acreage: 50 x 150 Feet Irreg:	Rms: 13 Bedrooms: 8 Washrooms: 5 1x4xMain, 1x4x3rd, 1x4xUpper, 1x4x2nd, 1x4xBsmt
Dir/Cross St: KEELE/BLOOR Directions: KEELE/BLOOR		

MLS#: W13128270 **PIN#:** 213510016
Legal: PCL 233-1 SEC M41; FIRSTLY: LT 233 E/S INDIAN RD PL M41 TORONTO; SECONDLY: PT LT 242 PL M41 TORONTO; PT LT 244 PL M41 TORONTO COMM AT THE NE ANGLE OF LT 233; THENCE ELY PARALLEL TO THE N LIMIT OF LT 242, 30 FT; THENCE SLY PARALLEL TO THE ELY LIMIT OF WILLOUGHBY AV (FORMERLY INDIAN RD) 50 FT MORE OR LESS TO THE PRODUCTION OF THE S LIMIT OF LT 233; THENCE WLY TO THE SE ANGLE OF LT 233; THENCE NLY ALONG THE E LIMIT OF LT 233, 50 FT MORE OR LESS TO THE POB; S/T PT 2, 66R11631 IN FAVOUR OF PARTS 1

Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Available Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A rare and incredibly versatile opportunity in the heart of High Park North. Set on an exceptional 50 x 150 feet lot, this substantial property offers nearly 5,000 square feet of interior living space, making it one of the larger homes in the neighbourhood. Originally built in 1914, the property was expanded with a separate rear residence constructed directly off the back of the original home - creating a unique scale and layout rarely found in Toronto's west end. Now completely gutted to the studs, the property is a true blank canvas ready for its next chapter. Whether envisioned as an extraordinary single-family residence, a multi-unit income property, multi-generational living arrangement, or a creative live/work conversion, the possibilities here are endless. Additional standout features include an oversized 2 car garage, a private driveway with parking for up to 6 additional vehicles, a separate entrance to the expansive lower level, and outstanding potential for further intensification including a garden suite or coach house configuration. The generous lot size may also offer potential for severance, subject to the buyer's own due diligence and all necessary municipal approvals. The size, flexibility, and configuration of this property create a truly unique opportunity for end users, investors, builders, and developers alike. Located in one of Toronto's most sought-after neighbourhoods, just steps to High Park, Bloor Street, subway access, UP Express, GO Transit, cafes, restaurants, and local shops. A once-in-a-generation opportunity to reimagine and create something truly exceptional in High Park North.					
Listing Contracted With: <u>SOTHEY'S INTERNATIONAL REALTY CANADA</u> Ph: 416-960-9995					