



68 Hopedale Ave
Toronto Ontario M4K 3M7
 Toronto E03 Broadview North Toronto
Taxes: \$7,175.44/2025 **For:** Sale **% Dif:** 131
Sold Date: 05/08/2026
SPIS: No **Last Status:** SLD **DOM:** 16
Fronting On: W **Rms:** 8
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 23 x 120 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Pape & O'connor
Directions:
 Home is located on quiet street of Hopedale, which has access points to both O'Connor Drive and Pape Avenue in a quiet neighbourhood.

MLS#: E13031082

PIN#: 103810035

Legal: PCL 14-3 SEC M444; PT LT 14 PL M444 EAST YORK W/S HOPEDALE AV

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Sep Entrance / Unfinished	Drive: Right Of Way	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat: Fireplace/Stove	Retirement: N
Apx Sqft: 1100-1500	Interior Feat: Storage, On Demand	HST Applicable to Not Subject to HST
Roof: Asphalt Shingle	Water Heater	Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.47	x 14.01	Hardwood Floor	Stained Glass	Fireplace
2	Dining	Main	14.01	x 10.33	Stained Glass	Hardwood Floor	Wainscoting
3	Kitchen	Main	12.99	x 10.01	Family Size Kitchen	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	2nd	16.01	x 12.01	Fireplace	Hardwood Floor	Large Closet
5	2nd Br	2nd	12.8	x 12.53	Stained Glass	Large Closet	Hardwood Floor
6	3rd Br	2nd	12.01	x 10.93	Large Window	Hardwood Floor	Large Closet
7	Utility	Bsmt	32.51	x 17.32	3 Pc Bath		
8	Office	Flat	17.32	x 17.32			
9	Locker	Flat	9.19	x 9.19			

Client Remks: Welcome to 68 Hopedale Avenue, a well maintained detached home set on a quiet, family-oriented street in the heart of East York. This inviting residence offers a balance of comfort, functionality, and future potential, making it an ideal fit for growing families and those looking to establish roots in a connected, community-driven neighbourhood.The main floor has a natural flow between living and dining spaces, creating an environment that is both practical for everyday living and welcoming for hosting. Large windows draw in natural light throughout the day, while the layout offers flexibility to suit your style. The kitchen is well-positioned at the rear of the home, with direct access to the backyard, creating an easy transition between indoor and outdoor living.A standout feature of the property is the detached garden suite, offering a space that can function as a home office, fitness studio, creative workspace, or private retreat. This additional structure provides meaningful separation between living and working environments, while also presenting long-term value and potential.Upstairs, the home offers well-proportioned bedrooms with ample storage and a layout designed for both privacy and comfort. The lot itself is a standout feature, offering a private outdoor setting with space to relax, garden, or entertain. The property presents an opportunity for those looking to personalize their space while benefiting from the stability of an established neighbourhood.Located steps to local parks, schools, and transit, with easy access to the Danforth and surrounding amenities, 68 Hopedale delivers a lifestyle defined by convenience, community, and long-term value. A home to grow into, and a location to stay for years to come.

Listing Contracted With: REMAX CONNECT REALTY Ph: 416-588-8248



63 Torrens Ave Toronto Ontario M4K 2H9 Toronto E03 Broadview North Toronto Taxes: \$5,317.46/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$975,000 List: \$999,888 For: Sale % Dif: 98
Detached Link: N Bungalow	Fronting On: S Acreage: 30 x 150 Feet Irreg:	Rms: 5 + 3 Bedrooms: 1 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt	
Dir/Cross St: Pape & O'Connor Directions: Turn onto Torrens from either Pape Ave or Broadview Ave			

MLS#: E13474316 **PIN#:** 104010142
Legal: PCL 200-1 SEC M40; PT LT 200 S/S TORRENS AV PL M40 TWP OF YORK BEING W 1/2; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance / Apartment Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Tandem Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Hospital, Library, Park, Public Transit, Wooded/Treed Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 9.88	Picture Window	Hardwood Floor	Open Concept
2	Dining	Main	8.86	x 9.88	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	13.52	x 8.86	Eat-In Kitchen	Stainless Steel Appl	
4	Den	Main	13.65	x 9.88	W/O To Deck	Hardwood Floor	Sliding Doors
5	Prim Bdrm	Main	8.83	x 10.04	Hardwood Floor	Double Closet	Window
6	Living	Bsmt	10.93	x 11.25	Wainscoting	Large Closet	Pass Through
7	Kitchen	Bsmt	14.34	x 11.25	Eat-In Kitchen	Wainscoting	Window
8	Br	Bsmt	11.58	x 10.43	3 Pc Ensuite	Window	Double Closet

Client Remks: !!ATTN BUILDERS & CONTRACTORS!! PRESTIGIOUS BROADVIEW NORTH!! Welcome To The Historic & Mature Tree-lined Torrens Avenue! Nestled In The Quiet & Preferred NW corner of East York, This Rarely Offered Det Bungalow Is Your Ticket To A Higher Standard Of City Living Where Tranquility & Connectivity Walk Hand-In-Hand. Opportunities Abound For Those In Search Of A Blank Canvas To Turn Into Their Dream Home, As This Property Offers A Huge 30x150 Ft Lot & A Highly Functional Flr Plan Prime For Renovations, Additions, Or Redevelopment. Walk Through The Front Door & Be Welcomed By A Charming Open Concept Living/Dining Area Highlighted By Hrdwd Flrs & An Abundance Of Natural Light. Generously Sized Eat-In Kitchen Features S/S Appls & Customization Potential. This Property Was Converted From A 2 Bdrm to A 1 Bdrm, With The Former Prmry Bdrm Now Acting As A Cozy Sitting Rm With W/O To Deck, Elongating The Open Feel Of The Main Flr, But Can Easily Be Converted Back. The Finished Bsmt Is Enhanced By A Separate Entrance, Sizeable Bdrm, & Full Kitchen With Newer Appls, Making It Perfect For An In-Law Suite. Stroll Through Your Own Private Lush Garden That Boasts Multiple Pathways, Curated Flora Including Fruit Trees, A Stunning Hedge Archway, & An Insulated Shed. A Dream Come True For Entertainers, Readers, Mature Tree Lovers, & Romantics Of All Kinds. The Perks Of This Home Don't End At The Property Line, As This Idyllic Pocket Of East York Provides Residents with Unbeatable Convenience & Variety. Indulge Your Gourmet Cravings At The Renowned Restaurants & Cafes of Danforth, Or Experience The Joys Of Nature With Access To Numerous Parks & The Year-Round Beauty Of The Don Valley Trails. Excellent Proximity to TTC/Subway(Incl. Forthcoming Cosburn Stn)/DVP/Danforth Music Hall/Michael Garron Hsptl/TPL/Evergreen Brick Works/Grocery Stores/Schools/Shops & Much More To Be Discovered! Don't Miss This Opportunity To Not Only Live In Toronto, But To Thrive!

Inclusions: Upstairs Existing S/S Fridge, Stove, & Range; White Dishwasher; Basement Existing White Fridge, Stove, Range, Washer & Dryer; All Existing Blinds; All ELFs; Tankless Hot Water Unit; A/C Wall Unit; 100 Amp Breakers; Roof 5 Yrs Old; Some Newer Windows; Backyard Shed (Was Originally A Garage, Can Possibly Be Converted Back)

Listing Contracted With: CENTURY 21 WENDA ALLEN REALTY **Ph:** 800-746-9464



144 Floyd Ave Toronto Ontario M4K 2B7 Toronto E03 Broadview North Toronto		Sold: \$1,252,144 List: \$1,099,000
Taxes: \$6,063/2025	For: Sale	% Dif: 114
Sold Date: 05/11/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	20 x 134.83 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Pape and Mortimer Directions: West of Pape		

MLS#: E13078828 PIN#: 104020079 Legal: PCL 356-1 SEC M439; PT LT 356 N/S FLOYD AV PL M439 EAST YORK COMM AT A POINT IN THE NLY LIMIT OF FLOYD AV DISTANT 1/2 INCH W OF THE SE ANGLE OF LT 356; THENCE WLY ALONG THE NLY LIMIT OF FLOYD AV 20 FT MORE OR LESS TO A POINT DISTANT 9 FT****			
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1931 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 13.75	Bay Window	Open Concept	Hardwood Floor
2	Dining	Main	10.93	x 11.68	Closet	Open Concept	Hardwood Floor
3	Kitchen	Main	6.76	x 15.16	Renovated	Granite Counter	W/O To Garden
4	Family	Main	6.5	x 15.16	Pot Lights	Combined W/Kitchen	Hardwood Floor
5	Prim Bdrm	2nd	13.42	x 10.5	Double Closet	Window	Hardwood Floor
6	Br	2nd	7.51	x 11.58	Closet	Hardwood Floor	
7	Br	2nd	13.42	x 10.24	Double Closet	Window	Hardwood Floor
8	Rec	Lower	12.34	x 13.25	3 Pc Bath	Pot Lights	W/O To Yard
9	Office	Lower	12.6	x 9.15	Window	Pot Lights	Broadloom
10	Utility	Lower	6.99	x 11.25			

Client Remks: Welcome to 144 Floyd Avenue, a beautifully updated detached home with a thoughtful addition, offering the perfect blend of space, functionality, and opportunity in one of Toronto's most sought-after East End neighbourhoods. The spacious main floor features rich floors, large picture windows, and a well-designed layout ideal for both everyday living and entertaining. The bright kitchen, complete with stainless steel appliances, granite countertops, and a walk-out to the garden, serves as the true heart of the home. Upstairs, you'll find three well-proportioned bedrooms, including a bright and spacious primary, along with a large family bathroom. The finished basement, with a separate entrance, offers incredible flexibility with a large family room and space for a home office or play area, presenting excellent potential for extended family living or rental income. Set on an oversized, deep lot, the backyard is a standout feature, offering ample space to relax and entertain, along with the opportunity to build a garden suite. Located just steps to Pape Village, with its charming cafes, shops, and everyday essentials, and a short walk to the Danforth, Pape subway station, and the future Ontario Line, this home offers exceptional convenience. Nature lovers will enjoy nearby access to the Don Valley trails, while families will appreciate the excellent schools and daycare options in the area. A wonderful opportunity to own a detached home in a vibrant, connected community, 144 Floyd Avenue is ready to welcome its next chapter.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All light fixtures, All window coverings. Hot water tank owned.

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



33 Mortimer Ave Toronto Ontario M4K 1Z9 Toronto E03 Broadview North Toronto Taxes: \$5,445/2025 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$1,466,000 List: \$1,099,000 For: Sale % Dif: 133
Detached Link: N 1 1/2 Storey	Fronting On: S Acreage: 30 x 132 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 2 Washrooms: 3 1x4xMain, 1x3x2nd, 1x3xLower
Dir/Cross St: Broadview and Mortimer Directions: East of Broadview		

MLS#: E13192438 **PIN#:** 103980059
Legal: PCL 114-1 SEC M439; LT 114 S/S MORTIMER AV PL M439 EAST YORK T/W A ROW OVER, AND ALONG THE ELY 3 FT 6 INCHES OF THE NLY 74 FT OF THE LANDS IMMEDIATELY ADJOINING THESE LANDS ON THE W; S/T A SIMILAR ROW OVER AND ALONG THE WLY 3 FT 6 INCHES OF THE NLY 74 FT OF THESE LANDS, THE SAID TWO RIGHTS OF WAY TO FORM A MUTUAL SIDE DR AND PASSAGEWAY FOR THE USE OF THE OWNERS AND OCCUPANTS***

Kitchens: 1 Fam Rm: N Basement: Walk-Up Fireplace/Stv: N Heat: Radiant, Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Set on a magnificent 30 x 132-foot south-facing lot in one of East End Toronto's most sought-after neighbourhoods, 33 Mortimer Ave. is a beautifully renovated family home that blends timeless character, modern comfort, and exceptional functionality. Warm, inviting, and effortlessly welcoming, this is a home designed for both comfortable family living and entertaining. The spacious main floor is filled with natural light and features beautiful principal rooms, hardwood floors, oversized picture windows, and a highly functional layout designed for both family living and entertaining. At the heart of the home is the kitchen complete with premium stainless-steel appliances, quartz countertops, and a walk-out to the spectacular backyard. The main floor also features a renovated bathroom and a versatile third bedroom ideal for guests, a home office, or a main floor family room. The second floor offers two spacious bedrooms, including a beautiful primary with excellent storage and natural light. A renovated family bathroom completes the upper level. The finished lower level provides exceptional additional living space with two more bedrooms, a large bathroom, and a spacious family room, offering flexibility. Outside, the professionally landscaped south-facing backyard is truly exceptional. Lovingly tended with mature shade-loving perennials and framed by a canopy of mature spruce, white pine, and maple trees, the setting feels private, lush, and serene. Designed for both relaxation and entertaining, it offers green space for children to play, outdoor dining, gardening, and future garden suite potential. A detached garage with one-car parking plus two additional spaces complete this rare offering. Located within an established neighbourhood of tree-lined streets and charming homes, residents enjoy easy access to the Danforth's shops, cafes, restaurants, parks, local schools, the Don Valley trails, Chester Station, Broadview bus access, and the DVP. Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, All Window coverings, All bathroom mirrors, Portable AC. Hot water tank owned.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888					



51 Westwood Ave			Sold: \$1,425,000		
Toronto Ontario M4K 2A7			List: \$1,199,000		
Toronto E03 Broadview North Toronto					
Taxes: \$5,422/2025		For: Sale	% Dif: 119		
Sold Date: 03/25/2026					
SPIS: No	Last Status: SLD	DOM: 5			
Detached	Fronting On: S	Rms: 6 + 1			
Link: N	Acreage:	Bedrooms: 3			
2-Storey	20 x 110 Feet	Washrooms: 2			
	Irreg:	1x4, 1x4			
Dir/Cross St: West Of Pape			Directions: Broadview/Mortimer		

MLS#: E12903180 **PIN#:** 103990291
Legal: PT LT 34 PL 1517 TWP OF YORK; PT LT 35 PL 1517 TWP OF YORK AS IN CA613186; TORONTO (E YORK)

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Front Yard Parking	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Water Heater Owned	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.11	x 12.47	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	24.11	x 12.47	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	16.08	x 15.09	Hardwood Floor	Eat-In Kitchen	Renovated
4	Prim Bdrm	2nd	15.09	x 10.5	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	10.33	x 9.84	Hardwood Floor	Closet	
6	3rd Br	2nd	10.5	x 10.01	Hardwood Floor		
7	Rec	Bsmt	7	x 7	Broadloom	4 Pc Bath	
8	Laundry	Bsmt	5	x 5			

Client Remks: Welcome to "Westwood West" a hidden East York enclave where neighbours become friends, summer block parties are a tradition, and community is more than just a word. This beautifully cared for three bedroom home offers that combination of warmth, function, and effortless style. Move in ready home, invites you to simply arrive, settle in, and start your next chapter. At the centre of it all is a sun-drenched kitchen that truly lives as the heart of the home thoughtfully designed for both everyday moments and easy entertaining. It opens seamlessly to a generous back patio, extending your living space outdoors and creating the perfect backdrop for al fresco dinners, lively gatherings, or quiet evenings. The backyard is a private urban retreat, where curated, low-maintenance gardens ensure beauty in every season, from striking irises in the front to roses and hydrangeas in the rear. There's still plenty of open space for kids to play, pets to roam, or simply to enjoy the calm of your own green escape. Downstairs, the finished lower level delivers the flexibility every modern family needs, a playroom, home office area, laundry + a functional workroom and exceptional storage. Everyday convenience is built in, with front pad parking and a very walkable location. Steps away are parks, local shops, restaurants. For commuters, the location is unmatched: quick access to Broadview Station and the Don Valley Parkway means downtown Toronto is only 10-15 minutes away. And for those who crave nature, the trails of the Don Valley, along with beloved farmers' markets at Withrow Park and Evergreen Brick Works, are all within easy reach. Lovingly maintained and thoughtfully updated, this is more than just a house, it's a place to put down roots, to grow, and to be part of a genuinely special community.

Inclusions: Stainless Steel Stove, Stainless Steel Fridge(New), Stainless Steel Built in Dishwasher, Stainless Steel Microwave, Washer & Dryer, All Electrical Light Fixture, Diningroom Mirror, Television in Kitchen & Basement, Furnace & Air Conditioner

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



126 Browning Ave Toronto Ontario M4K 1W3 Toronto E03 Playter Estates-Danforth Toronto		Sold: \$1,600,000 List: \$1,199,000
Taxes: \$8,732.33/2025	For: Sale	% Dif: 133
Sold Date: 04/01/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: N	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	20 x 126 Feet	Washrooms: 3
	Irreg:	1x5x2nd, 1x3xLower, 1x2xMain
Dir/Cross St: Broadview & Logan Directions: Between Arundel & Logan		

MLS#: E12926292 **PIN#:** 103980270
Legal: Plan M368 Part Lot 110

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: Water Heater Owned, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Garden Shed None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.59	x 10.01	Hardwood Floor	Fireplace	California Shutters
2	Dining	Main	11.81	x 10.56	Hardwood Floor	2 Pc Bath	Open Concept
3	Kitchen	Main	13.52	x 10.86	Breakfast Bar	B/I Appliances	O/Looks Family
4	Family	Main	14.53	x 12.34	W/O To Deck	Ceramic Floor	Skylight
5	Prim Bdrm	2nd	15.55	x 13.65	Gas Fireplace	Closet	California Shutters
6	2nd Br	2nd	11.42	x 8.37	Double Closet	Hardwood Floor	Window
7	3rd Br	2nd	10.89	x 8.37	Window	Broadloom	O/Looks Backyard
8	Rec	Lower	20.18	x 12.8	3 Pc Bath	Pot Lights	Combined W/Laundry
9	4th Br	Lower	12.73	x 11.19	W/O To Yard	Ceramic Floor	Pot Lights

Client Remks: Exceptional opportunity in the heart of coveted Playter Estates! This sun-filled, detached 2-storey home offers a rare chance to create your dream space in one of the city's most desirable neighbourhoods. Lovingly cherished by the same owners for over 20 years, the home boasts solid bones, a functional layout, and endless potential-perfect for buyers with vision looking to renovate and customize to their taste. Set on a picturesque, tree-lined one-way street just steps to the highly regarded Jackman Ave Junior Public School, the location is truly second to none. A charming covered porch welcomes you into this 3-bedroom, 3-bathroom home, including a rare main floor powder room. A 3-storey addition (2002) expanded the living space and includes a bright solarium-style family room with walkout to a deck and private garden. The heavy lifting has been done with major updates completed approximately 25 years ago including the addition, new staircases, skylight, and a fully excavated and underpinned basement, along with updated wiring and drains. The open-concept living and dining area features hardwood floors, built-in bookcases, and a wood-burning fireplace. The kitchen was thoughtfully opened up and offers ample storage and a breakfast bar. Upstairs, the spacious primary bedroom includes a gas fireplace, while the oversized 5-piece bathroom features a soaker tub, glass shower, and abundant natural light. A large linen closet adds extra convenience. The fully finished lower level, with ceiling heights close to 8 feet, offers additional living space, a 3-piece bathroom, and a walkout to the backyard-ideal for potential in-law suite. Outside, the fully fenced backyard includes a garden shed with hydro and easy access from the lower level. Rare legal front pad parking.

Inclusions: Existing Fridge, Stove, B/I dishwasher, Rangehood, Washer & Dryer (all in 'as is' condition), Hot water tank, all electric light fixtures, all window blinds & California. shutters. ** Both fireplaces in "as is" condition.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



63 O'Connor Dr			Sold: \$1,100,000
Toronto Ontario M4K 2K3			List: \$1,295,000
Toronto E03 Broadview North Toronto			
Taxes: \$5,666.08/2026		For: Sale	% Dif: 85
Sold Date: 05/09/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: S	Rms: 7 + 5	
Link: N	Acreage:	Bedrooms: 4 + 1	
Bungalow	33.5 x 149.11 Feet	Washrooms: 2	
	Irreg:	1x3xMain, 1x3xBsmt	
Dir/Cross St: Pape Ave & O'Connor Drive			
Directions: Broadview North to O'Connor Drive, just before Pape Ave			

MLS#: E13078622 **PIN#:** 104010267
Legal: PT LT 3 PL 2972 EAST YORK; PT LT 4 PL 2972 EAST YORK AS IN EY163100; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1944 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Patio, Porch Interior Feat: In-Law Suite, Primary Bedroom - Main Floor	Zoning: RD(f6;a185;d0.75) Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.58	x 3.58	Ceramic Floor	Closet	
2	Living	Main	13.48	x 10.99	Hardwood Floor	Bay Window	Fireplace
3	Dining	Main	9.15	x 10.99	Hardwood Floor	O/Looks Living	
4	Kitchen	Main	15.85	x 8.33	Open Concept	Ceramic Floor	Ceramic Back Splash
5	Br	Main	11.25	x 8.83	Hardwood Floor	Closet	Window
6	2nd Br	Main	9.84	x 9.84	Hardwood Floor	Double Closet	Window
7	3rd Br	Upper	18.01	x 9.42	Broadloom	Closet	Large Window
8	4th Br	Upper	9.84	x 9.84	Broadloom	Closet	Large Window
9	Family	Bsmt	0	0	Hardwood Floor	Above Grade Window	
10	Kitchen	Bsmt	0	0	Modern Kitchen	Ceramic Back Splash	Ceramic Floor
11	Laundry	Bsmt	0	0			
12	Cold/Cant	Bsmt	0	0			
13	Utility	Bsmt	0	0			

Client Remks: Solid East York bungalow in the sought-after **North Broadview / Pape-O'Connor pocket**, set on an exceptional 33 x 148 ft lot. This versatile 4-bedroom home offers a private concrete driveway with carport and garage parking for up to 4 vehicles. Welcoming curb appeal with a large covered front veranda, oak front and side doors, and new storm doors. Inside features recently refinished hardwood flooring throughout, a bright living room with bay window and fireplace, and an open-concept layout overlooking the dining area. Updated main floor washroom with **curbless shower and glass shower enclosure**. Functional kitchen with ceramic flooring and backsplash, double stainless steel sink, and ample cabinetry. Two well-sized bedrooms on the main level, plus two additional bedrooms above the garage with berber carpet, closet space, and large windows. Separate side entrance to finished basement. Enjoy a large rear concrete patio and expansive backyard with abundant green space-ideal for entertaining or future expansion. Key upgrades include high-efficiency gas furnace (2014), humidifier, 200 amp service, 3/4" water supply, exterior sewer clean-out (2015), and asphalt roof (2018). Prime location with transit at your doorstep, minutes to Pape or Broadview subway stations, and steps to the Taylor Creek Park system via nearby access points including Beachwood Drive. Current zoning RD (f6; a185; d0.75), offering valuable future potential for redevelopment, additions, or multi-unit considerations. A fantastic opportunity for end-users, investors, or builders alike.

Inclusions: All fixtures, 2 Fridges, 2 Stoves, 2 Exhaust fans, Humidifier, Keeprite Gas Furnace, Central Air Conditioning, Washer, Dryer and all window coverings

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



244 Fulton Ave Toronto Ontario M4K 1Y7 Toronto E03 Broadview North Toronto Taxes: \$7,284.48/2025 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,626,500 List: \$1,299,000 For: Sale % Dif: 125
Detached Link: N 2-Storey	Fronting On: S Acreage: < .50 20 x 121.75 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Carlaw Ave and Fulton Ave Directions: West off Pape

MLS#: E12938162 PIN#: 104020520 Legal: PT LT 18 PL 825 TWP OF YORK AS IN EY154168; TORONTO (E YORK) , CITY OF TORONTO		
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles, Membrane Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscaped, Porch, Porch Enclosed Interior Feat: Storage	Zoning: RS(f10.5;a325;d0.75*312) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

Water Body Type: Lake
Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.63	x 6.1	Large Window
2	Living	Main	15.81	x 14.34	Fireplace
3	Dining	Main	14.24	x 9.45	Crown Moulding
4	Kitchen	Main	16.67	x 9.19	Ceramic Back Splash
5	Prim Bdrm	2nd	15.09	x 9.74	Picture Window
6	2nd Br	2nd	12.34	x 11.91	South View
7	3rd Br	2nd	12.24	x 8.39	North View
8	Rec	Lower	21.39	x 9.48	Large Window
9	Br	Lower	13.32	x 7.68	Pot Lights
10	Laundry	Lower	9.09	x 7.58	Laundry Sink
11	Other	Lower	6	x 14.01	Concrete Floor

Client Remks: Follow the path to a covered entry where symmetry and practicality meet the southern sun - a home that knows how to welcome you. Enter the front vestibule and there's a moment - not dramatic, just a small shift - where the day drops away. Shoes land where they always do. A bag finds its hook. The house takes over from there. The living room stretches out, generous and easy, the fireplace anchoring it all. Stairs gently divide the space, drawing you toward a dining room - that actually gets used - open, connected, and ready for more than just occasions. The kitchen follows naturally: renovated, full of storage, everything within reach. At the back, the eat-in area catches the light and opens to the raised maintenance-free deck - the kind of spot that quietly becomes part of your routine. Morning coffee on its expanse, evenings stepping down to the stone patio. Raised garden beds on either side, wrapping the space in colour and quiet beauty. The last steps land in symmetry, where two small sheds frame the path to parking for two - practical, with a hint of storybook charm. Upstairs, three proper bedrooms - no negotiations, no compromises and lots of natural light. Downstairs, a finished lower level with its own side entrance, ready when you are: extended family, guests, or income. Laundry has its own room (as it should), and below the porch, a clean, dry cellar offers storage you won't have to think twice about. Detached and a full 20-foot frontage - generous for the area, and it shows. Space where it matters. Flow that makes sense. Options that don't need to be forced. Not a house that asks you to adapt to it - one that already understands how life tends to unfold.

Inclusions: Fridge/Freezer, B/I Dishwasher, Five-burner gas range, Microwave/range hood combination (vented); Washer/Dryer, Outdoor gas BBQ w propane tank, Built in bench with storage, two sheds; all electric light fixtures, washroom mirrors and window coverings; hot water tank and furnace, Napoleon gas fireplace.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



118 Ferrier Ave Toronto Ontario M4K 3H4 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$8,008/2025 For: Sale % Dif: 116 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 8		
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25 x 100 Feet Irreg:	Rms: 8 + 3 Bedrooms: 2 + 2 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth Ave & Carlaw Ave Directions: Danforth Ave & Carlaw Ave		

MLS#: E13168808 **PIN#:** 104030272
Legal: LT 67 PL 1410 TORONTO (MIDWAY); TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished 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: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare Opportunity In The Coveted Jackman School District! Welcome To An Exceptional Opportunity In One Of Toronto's Most Prestigious And Highly Sought-after Neighbourhoods. Situated On A 25 X 100 Ft Lot, This 2.5 Storey Home Offers Endless Potential For Renovators, Investors, Builders, Or Families Looking To Create Their Dream Residence In A Premier Location. Being Sold As Is, Where Is, The Property Features A Spacious Backyard, A Walk-out From The Kitchen, And A Separate Basement Walk-out, Providing Excellent Possibilities For Redesign, Multi-generational Living, Or Future Income Potential. With Laneway Access At The Rear, Buyers May Also Explore The Potential For A Laneway Suite/coach House, Offering Exciting Possibilities For Additional Living Space, Rental Income, Or Future Value, Subject To All Required Zoning, Building, Tree, And Municipal Approvals. Whether You Envision A Stunning Custom Renovation, An Investment Property, A Multi-unit Conversion, Or A Forever Family Home, This Address Offers The Foundation, Location, And Upside To Make It Happen. A True Diamond In The Rough - Bring Your Vision And Unlock The Potential. Inclusions: All Appliances, All Electrical Light Fixtures, All Window Coverings (All In As Is Condition). Listing Contracted With: ROYAL LEPAGE URBAN REALTY Ph: 416-461-9900					

	84 Gough Ave Toronto Ontario M4K 3N8 Toronto E03 Playter Estates-Danforth Toronto Taxes: /2026 Sold Date: 05/28/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,500,000 List: \$1,399,900 For: Sale % Dif: 107	
	Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 130 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x2xMain		
	Dir/Cross St: Pape and Danforth Directions: Gough Avenue is a one-way street northbound, just off Danforth Avenue.				
	MLS#: E13181966 Legal: Part of Lot 36, Plan 1152				
PIN#: 104030471					
Kitchens: 1 Fam Rm: Y Basement: Unfinished / Sep Entrance / Walk-Up / criteria.basementFeatures,yn.Development Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers		
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This detached 2-storey home on a 25x130 ft lot in the highly sought-after Playter Estates is an exceptional opportunity to renovate, reimagine, or rebuild in one of Toronto's most established family neighbourhoods. Surrounded by beautifully renovated homes and custom builds, this property offers outstanding long-term potential for builders, renovators, investors, or end users looking to create their dream home. No tree issues to contend with. *** Featuring a separate basement entrance, deep lot, traditional layout, and rare 2-car rear parking pad off the laneway, the home is ready for its next chapter. Whether you're planning a major renovation, 4+1 or 6+1 unit multiplex, addition, top-up, or custom new build, the possibilities here are substantial. *** Located within the coveted Jackman Avenue Jr PS and Riverdale CI school catchments, and just steps to the Danforth. TTC Pape Station is approximately a 2-minute walk away (approx. 210m), with future upside from the upcoming Ontario Line currently under construction. Enjoy easy access to parks, restaurants, cafes, and local shops. A rare chance to secure a property in a premier east-end location with strong demand and enduring neighbourhood appeal. Inclusions: Included: appliances (fridge, stove, range hood fan), washer, existing lighting fixtures, existing window coverings. 2-car parking pad in rear laneway.					
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY Ph: 416-572-1016					



813 Carlaw Ave Toronto Ontario M4K 3L1 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$7,533.33/2025 For: Sale % Dif: 104 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,452,000 List: \$1,399,900
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 20 x 130.83 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Carlaw Ave., North of Danforth Directions: Carlaw Ave., North of Danforth

MLS#: E13025132 **PIN#:** 104030441
Legal: plan 1152 pt lots 47 & 48

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Removed Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	10.3	x 11.94	B/I Shelves Hardwood Floor
2	Dining	Ground	17.09	x 15.91	Open Concept Combined W/Kitchen Hardwood Floor
3	Kitchen	Ground	17.09	x 15.91	Combined W/Dining Stainless Steel Coun
4	Family	Ground	12.8	x 12.99	Fireplace W/O To Deck O/Looks Backyard
5	Br	2nd	7.22	x 9.65	Hardwood Floor Closet
6	Br	2nd	8.83	x 9.45	Hardwood Floor Closet
7	Tandem	2nd	12.63	x 11.55	Double Closet B/I Shelves Large Window
8	Prim Bdrm	3rd	14.04	x 13.39	B/I Shelves Hardwood Floor
9	Rec	Bsmt	13.29	x 24.77	3 Pc Bath

Client Remks: A fantastic opportunity to own this detached home in prime Riverdale, located within the highly sought-after Jackman School district. Features include: * two-car laneway parking *a main floor family room with fireplace *two bathrooms, *finished basement, *A primary bedroom connecting to a lower tandem room that can be used as an office and dressing room. This home offers a warm, inviting interior and a generously sized backyard surrounded by beautiful flowering trees, and a peaceful pond. Just a five-minute walk to the subway, with Withrow Park, the Danforth's shops, restaurants, and cafes only steps away. Walk score is 97 and Cycle score is 95! ** Public open house Saturday April 25th and Sunday April 26th 2-4 p.m.**
Inclusions: Fridge, Stove(as-is) Dishwasher, Washer, Dryer, Elfs., Blinds, Built-in shelves
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



51 Stanhope Ave Toronto Ontario M4K 3N4 Toronto E03 Broadview North Toronto Taxes: \$7,235.74/2026 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,495,000 List: \$1,499,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: E Acreage: 21.5 x 108 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Stanhope Ave & O'Connor Dr Directions: North of O'Connor Dr

MLS#: E13466562 **PIN#:** 103810174
Legal: PCL 97-2 SEC M444; PT LT 97 PL M444 EAST YORK PT 1, 66R18287; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1999 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.81	x 12.66	Bay Window	Hardwood Floor	Open Concept
2	Dining	Main	10.83	x 11.15	Hardwood Floor	Closet	2 Pc Bath
3	Kitchen	Main	10.76	x 9.65	Eat-In Kitchen	Hardwood Floor	Centre Island
4	Family	Main	9.68	x 15.55	Gas Fireplace	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	12.89	x 13.39	4 Pc Ensuite	His/Hers Closets	Hardwood Floor
6	2nd Br	2nd	11.19	x 9.19	Window	Closet	Hardwood Floor
7	3rd Br	2nd	13.78	x 9.19	Bay Window	Hardwood Floor	Closet
8	Rec	Bsmt	11.22	x 14.99	Walk-Out	Gas Fireplace	Laminate
9	Kitchen	Bsmt	5.94	x 14.99	Laminate	Open Concept	Combined W/Rec
10	4th Br	Bsmt	11.98	x 7.71	Laminate	Double Closet	Above Grade Window
11	Mudroom	Bsmt	0	0	Tile Floor		
12	Laundry	Bsmt	0	0	Laminate		
13	Other	Bsmt	0	0	Concrete Floor	Access To Garage	

Client Remks: Sun-filled, airy, and truly move-in ready, this beautifully maintained 3+1 bedroom detached home in East York's coveted Golden Triangle delivers effortless family living with nothing left to do. Meticulously kept from top to bottom, it offers bright, open-concept spaces, soaring ceilings, and incredible natural light on every level. The spacious living and dining areas flow into a chef's eat-in kitchen with an island, perfect for cooking and gathering. A warm and inviting family room with a gas fireplace opens to a large deck and a landscaped, low-maintenance garden with a custom shed-ideal for relaxing or entertaining. Upstairs, the generous primary suite features a sunlit ensuite with a soaker tub and separate shower. Three additional bright bedrooms, all with closets, plus convenient upstairs laundry, make daily life seamless. The lower level adds exceptional flexibility: a full in-law suite with two separate entrances and two sets of laundry, perfect for income, extended family, or guests. Not looking for a basement suite? Enjoy a massive rec room with super-high ceilings-your dream gym, media room, or play space. Located in the heart of the Golden Triangle, you're surrounded by nature with quick access to Taylor Creek and Don Valley trails, plus a strong, family-friendly community. Commuting is a breeze with four bus routes at Pape & O'Connor, a short walk to the future Ontario Line station at Pape & Cosburn, and fast access to downtown. Close to grocery options, East York Community Centre, and Petite Maison Montessori which is also a daycare! A new parkette is also coming with the Ontario Line. A bright, airy, impeccably cared-for home in a vibrant, connected neighbourhood-just move in and enjoy.

Inclusions: Fridge & stove ('23), dishwasher ('21), upstairs washer(as is) and dryer, basement : fridge, stove, washer & dryer. All upgraded light fixtures. Furnace, HWT ('26) & AC.

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



26 Eastmount Ave Toronto Ontario M4K 1V1 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$8,423/2025 For: Sale % Dif: 96 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4		
Detached Link: N 2-Storey	Fronting On: N Acreage: 20 x 128.58 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x6x2nd, 1x4xLower Dir/Cross St: Broadview and Danforth Directions: West of Broadview

MLS#: E13035970 **PIN#:** 103950363
Legal: PT LT 16 PL 1464 TORONTO (MIDWAY); PT LT 17 PL 1464 TORONTO (MIDWAY) AS IN CA693031; S/T & T/W CA693031; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2000 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.74	x 15.32	Pot Lights	Open Concept	Hardwood Floor
2	Dining	Main	12.24	x 9.74	Pot Lights	Open Concept	Hardwood Floor
3	Kitchen	Main	12.24	x 10.76	Breakfast Bar	Stainless Steel Appl	Hardwood Floor
4	Family	Main	15.26	x 9.58	2 Pc Bath	Gas Fireplace	W/O To Deck
5	Prim Bdrm	2nd	15.26	x 10.5	6 Pc Ensuite	Double Closet	Juliette Balcony
6	Br	2nd	8.23	x 9.58	4 Pc Ensuite	Hardwood Floor	
7	Br	2nd	15.26	x 11.15	Double Closet	Window	Hardwood Floor
8	Rec	Lower	14.5	x 20.67	Closet	W/O To Yard	Hardwood Floor
9	Br	Lower	14.5	x 12.07	4 Pc Bath	Window	Hardwood Floor
10	Laundry	Lower	6.07	x 12.76	Laundry Sink		

Client Remks: Welcome to 26 Eastmount Avenue, a beautifully renovated detached 3+1-bedroom home in the coveted Jackman School district that truly checks every box for modern family living. This home offers an abundance of natural light with large windows and skylights that create a bright, airy atmosphere across every level. The spacious main floor features stunning white oak hardwood floors, large picture windows, and a seamless flow ideal for both everyday living and entertaining, including a main floor powder room and a dedicated family room. The kitchen is beautifully appointed with custom cabinetry, stainless steel appliances, quartz countertops, and opens to the family room anchored by a gas fireplace, creating a warm and inviting space for gathering. The second floor features a spacious primary retreat complete with a luxurious 6-piece ensuite, along with two additional well-proportioned bedrooms and a large family bathroom. The fully renovated lower level offers excellent ceiling height and a walk-out to the garden, creating a bright and versatile space with an additional living area and guest bedroom, ideal for visitors, a home office, or extended family living. Ideally located just a short walk to the Danforth and Riverdale Park, this iconic green space is known for its scenic trails and sweeping skyline views, along with tennis courts, sports fields, playgrounds, and an outdoor skating rink in the winter. Enjoy easy access to vibrant cafes, restaurants, shops, and everyday amenities. Transit is seamless with a short walk to Broadview Station and convenient streetcar access into the downtown core. Commuters will also appreciate quick access to the Don Valley Parkway and the Gardiner Expressway. A beautifully finished home offering exceptional space, functionality, and a highly sought-after east-end lifestyle.

Inclusions: Fridge, Induction Stove, Dishwasher, Freezer, Washer, Dryer, All electric light fixtures, All window coverings.

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



29B Beechwood Dr Toronto Ontario M4K 3H7 Toronto E03 Broadview North Toronto Taxes: \$6,778.79/2025 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 52			Sold: \$1,500,000 List: \$1,600,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 100 Feet Irreg: See The Survey	Rms: 5 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x3xUpper, 1x5xUpper, 1x3xLower	
Dir/Cross St: Broadview Ave / O'Connor Dr Directions: West of Pape Ave			

MLS#: E12757074 **PIN#:** 103810298
Legal: Pt Lt 4, Pl M444, Des As Pt 1, On 66R21192

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Apx Sqft: 1100-1500 Roof: Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Wood Gar/Gar Spcs: Carport / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Clear View, Fireplace/Stove, Grnbelt/Conserv, Public Transit, Ravine, School, Wooded/Treed Exterior Feat: Landscaped, Patio, Deck Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: A Gas: Yes 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	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 17.59	Gas Fireplace	Hardwood Floor	Sunken Room
2	Kitchen	Main	17.55	x 16.04	Centre Island	Hardwood Floor	Stone Counter
3	Dining	Main	12.76	x 13.02	Hardwood Floor	Large Window	W/O To Patio
4	Family	Lower	16.9	x 18.77	Double Doors	Recessed Lights	W/O To Patio
5	Prim Bdrm	2nd	15.32	x 20.37	5 Pc Ensuite	Fireplace	Hardwood Floor
6	2nd Br	2nd	12.76	x 12.01	3 Pc Ensuite	Hardwood Floor	Juliette Balcony
7	3rd Br	Lower	12.11	x 9.81	Above Grade Window	O/Looks Frontyard	W/I Closet
8	Other	Upper	30.02	x 19.72	Gas Fireplace	O/Looks Ravine	Walk-Up

Client Remks: Rarely available modern 2 + 1 bedroom home backing onto the Don Valley ravine. The open concept main floor is filled with natural light from expansive front windows overlooking the trails, creating a seamless connection to nature right outside your door. Upstairs, two spacious bedrooms lead to a private rooftop patio the ultimate spot for entertaining or quiet evenings under the stars. The fully finished basement offers a flexible bedroom/office space with a walkout to the rear laneway and convenient carport parking. A unique opportunity to enjoy urban living with direct access to the Don Valley trail system, parks, and transit, all in a quiet, tucked-away setting.

Inclusions: Fridge, Stove, Microwave, Hood Vent, All ELF's, All window Coverings, Washer / Dryer, GB&E, AC&E.

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



965 Logan Ave Toronto Ontario M4K 3E6 Toronto E03 Playter Estates-Danforth Toronto		Sold: \$1,675,000 List: \$1,725,000
Taxes: \$6,824.49/2025	For: Sale	% Dif: 97
Sold Date: 04/22/2026		
SPIS: No	Last Status: SLD	DOM: 15
Detached	Fronting On: E	Rms: 10 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	25 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Logan and Danforth Directions: Drive, Transit, Walk		

MLS#: E12967904 **PIN#:** 104030187
Legal: PT LT 35 PL 709 TORONTO (MIDWAY) AS IN CT570495; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Other / 0 Drive: Private Triple Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Bar Fridge, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed, Shed, Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.8	x 15.39	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	15.52	x 8.3	Large Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	13.78	x 8.53	Hardwood Floor	Walk-Out	Updated
4	Prim Bdrm	2nd	12.99	x 10.01	Bay Window	Combined W/Office	Open Stairs
5	2nd Br	2nd	11.91	x 9.02	Large Closet	Window	
6	3rd Br	2nd	11.75	x 11.25	Large Closet	Large Window	
7	Loft	3rd	0	0	Combined w/Primary		
8	Bathroom	2nd	0	0	4 Pc Bath		
9	Bathroom	Bsmt	0	0	3 Pc Bath		
10	Rec	Bsmt	0	0			
11	Cold/Cant	Bsmt	0	0			
12	Laundry	Bsmt	0	0			

Client Remks: Welcome to 965 Logan Avenue, a charming detached home with a private driveway nestled in the heart of Playter Estates-Danforth. This beautifully maintained property with approx 1500 SF of above grade living space, features 3 spacious bedrooms plus a versatile bonus room-ideal for a home office, nursery, or creative studio. Enjoy 2 bathrooms, an upgraded kitchen, freshly painted interiors, and brand-new carpeting on the upper level. The finished basement is perfect for cozy movie nights and offers ample storage, a large laundry room, and a separate entrance, providing both functionality and flexibility for your lifestyle. Step outside to discover two lush gardens and a finished garden house, offering the perfect private workspace or retreat. With 3 rare parking spaces on your own private driveway (NOT A MUTUAL DRIVE), convenience meets comfort at every turn. Located just steps from both Chester and Pape Subway Stations, and surrounded by the best shops, cafes, grocery stores, and restaurants, this home truly blends urban living with neighborhood charm.

Inclusions: All appliances, BBQ, 2 Additional Fridges (in basement), AC unit in Attic, Outdoor Furniture, Shelving in Cold Room, light fixtures
Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



22 Chester Hill Rd		Sold: \$1,875,000
Toronto Ontario M4K 1X3		List: \$1,729,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$10,813.60/2025	For: Sale	% Dif: 108
Sold Date: 02/24/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 8
Link: N	Acreage:	Bedrooms: 4
3-Storey	30 x 117.5 Feet	Washrooms: 3
	Irreg:	1x2xBsmt, 1x3x2nd, 1x4x3rd
Dir/Cross St: Broadview and Danforth Directions: Front Door		

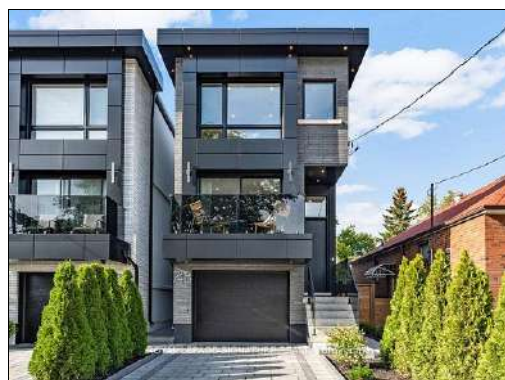
MLS#: E12792068		PIN#: 103950155	
Assignment: No		Fractional Ownership: No	
Legal: LT 50 PL 2191 TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning: R(d0.6*744)	
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV: A	Hydro: Yes
Basement: Full / Part Fin / Sep Entrance	Drive: Private, Private Triple, Stacked	Gas: Yes	Phone: A
Fireplace/Stv: N	Drive Park Spcs: 3	Water: Municipal	
Heat: Baseboard, Heat Pump, Radiant / Electric, Gas	Tot Prk Spcs: 4	Water Supply Type:	
A/C: Wall Unit	UFFI: No	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 51-99	Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, School	Retirement: N	
Year Built: 1928	Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch Enclosed, Paved Yard	HST Applicable to: Included In	
Yr Built Source: MPAC	Interior Feat: Water Heater Owned, Floor Drain, Water Meter	Sale Price:	
Apx Sqft: 2000-2500	Security Feat: Alarm System	Farm/Agr:	
Lot Shape: Rectangular		Oth Struct: Fence - Partial, Garden Shed	
Lot Size Source: GeoWarehouse		Survey Type: None	
Roof: Asphalt Shingle		Spec Desig: Unknown	
Foundation: Unknown			
Assessment: 2025 POTL: N			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	19.62	x 11.94	O/Looks Frontyard	California Shutters
2	Dining	Ground	10.93	x 12.6	Combined W/Living	Wood Trim
3	Kitchen	Ground	16.24	x 7.55	Tile Floor	Window
4	Breakfast	Ground	12.53	x 7.51	O/Looks Backyard	Combined W/Kitchen Sliding Doors
5	Sunroom	Ground	10.76	x 6.46	O/Looks Backyard	
6	2nd Br	2nd	15.81	x 9.02	O/Looks Frontyard	Closet
7	3rd Br	2nd	12.6	x 8.27	O/Looks Backyard	Hardwood Floor
8	4th Br	2nd	7.48	x 10.17	Hardwood Floor	O/Looks Backyard
9	Bathroom	2nd	5.31	x 7.12	Separate Shower	
10	Den	2nd	22.24	x 9.35	O/Looks Frontyard	Open Concept
11	Prim Bdrm	3rd	16.8	x 12.47	Balcony	B/I Closet
12	Bathroom	3rd	13.12	x 5.91	Separate Shower	Soaker
13	Other	3rd	14.04	x 17.55	Large Window	O/Looks Backyard
14	Laundry	Bsmt	7.51	x 13.42	Laundry Sink	B/I Shelves
15	Utility	Bsmt	10.93	x 23.03	Above Grade Window	Unfinished
16	Other	Bsmt	10.93	x 9.19	Combined	Above Grade Window
					W/Workshop	

Client Remks: 22 Chester Hill Road is a warm, welcoming home in a truly special, family-friendly community (this street is one of the Danforth's best-kept secrets). This is the kind of street where neighbours know each other, kids walk to school, and residents quietly stay for decades. Located within the coveted Jackman School catchment, this impressive three-storey home offers a surprising amount of space with large principle rooms including a breakfast nook and 3-season sunroom on the main floor. The second floor boasts 3 bedrooms, family washroom and den, and the 3rd floor offers a truly spectacular primary with ensuite washroom, views over the valley, and a front balcony with CN tower views. This home blends original character with thoughtful updates - its move-in ready, yet offers exciting potential - a few cosmetic tweaks that would transform it into a truly spectacular modern home. Offered with a rare private drive and garage that leads to elevated views overlooking the valley, where summer brings an incredible leafy canopy and a peaceful feel you wouldn't expect in the city. Inside, the home reflects years of care and pride of ownership, having been lovingly held by the same family for many years. This is more than a house - it's a well-loved home, in a tight-knit community, waiting for its next chapter.

Inclusions: Fridge/Freezer, Dishwasher, Stove, Washer, Dryer, Ductless AC unit (x2), All ELF's.

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



74B Floyd Ave			Sold: \$1,750,000
Toronto Ontario M4K 2B5			List: \$1,849,000
Toronto E03 Broadview North Toronto			
Taxes: \$7,503.17/2025		For: Sale	% Dif: 95
Sold Date: 03/08/2026			
SPIS: No	Last Status: SLD	DOM: 39	
Detached	Fronting On: N	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	21 x 90 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Broadview Ave & Mortimer Ave Directions: Broadview Ave & Mortimer Ave			

MLS#: E12736308

PIN#: 103990210

Legal: PT LT 8 PL 4047 EAST YORK, PART 2 ON 66R32028; TORONTO (E YORK) CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Ravine, School Exterior Feat: Landscaped, Deck, Privacy Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.51	x 11.09	Window Flr to Ceil	Built-In Speakers	W/O To Balcony
2	Dining	Main	22.51	x 11.09	Open Concept	Combined W/Living	Built-In Speakers
3	Kitchen	Main	23	x 14.76	Centre Island	B/I Appliances	W/O To Deck
4	Breakfast	Main	23	x 14.76	Open Concept	Hardwood Floor	Combined W/Kitchen
5	Prim Bdrm	2nd	13.32	x 12.3	His/Hers Closets	Built-In Speakers	5 Pc Ensuite
6	2nd Br	2nd	12.3	x 9.19	Large Window	B/I Closet	Hardwood Floor
7	3rd Br	2nd	10.99	x 7.87	B/I Closet	Skylight	Hardwood Floor
8	Laundry	2nd	5.51	x 3.28	Stainless Steel Appl	B/I Shelves	Custom Counter
9	Rec	Bsmt	13.65	x 10.37	Above Grade Window	Built-In Speakers	B/I Shelves

Client Remks: Your private oasis in the prime Broadview North neighbourhood of East York!! Welcome to 74B Floyd Ave! This stunning custom built, detached 2-storey modern masterpiece is nestled in a family friendly community, only minutes from top schools, parks, restaurants, shopping, TTC and DVP! This thoughtfully designed home stuns with beautiful engineered hardwood floors, pot lights and in-ceiling speakers throughout. The sun-drenched living room boasts an impressive feature wall, custom floating built-ins, speakers and floor-to-ceiling sliding doors to a gorgeous balcony with frameless glass railings. The combined dining area makes the flow of entertaining guests effortless! The gourmet kitchen is a chefs dream with a quartz waterfall centre island with ample seating, quartz backsplash, built-in panelled fridge, gas range with a convenient pot filler, an abundance of floor-to-ceiling cabinetry/storage and an additional breakfast area. Walk out from your kitchen to your private entertainers deck and spacious backyard that features privacy trees and fencing, perfect for summer nights, outdoor fun, and unforgettable gatherings! The upper level with double skylights highlight a primary retreat that includes custom built-in closets along with a lavish five-piece ensuite with warm finishes, double vanity, glass shower with a rain head and a custom niche. In addition to the primary there are two generous sized bedrooms with custom built-in closets and ample natural light. The family bathroom also has warm finishes with a floating vanity, rain shower head and shower niche. On the lower level, there is direct access to the garage and a cozy recreation room with built in speaker and floating cabinetry. A convenient 3 piece bathroom in the basement allows for the opportunity to use this space as a 4th bedroom! Don't miss this rare opportunity to own a turnkey designer home in one of Torontos most desirable neighbourhoods!

Inclusions: Fisher & Paykel Built-in Refrigerator, Bosch s/s gas stove, Bosch s/s dishwasher, Bosch built-in microwave, s/s hood fan, LG s/s front load washer and dryer, all electric light fixture, gas furnace and equipment and central air conditioner and equipment.

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



75 Hillside Dr		Sold: \$1,835,000
Toronto Ontario M4K 2M5		List: \$1,875,000
Toronto E03 Broadview North Toronto		
Taxes: \$8,000.86/2026	For: Sale	% Dif: 98
Sold Date: 06/21/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: E	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	30 x 110 Feet	Washrooms: 4
	Irreg:	1x5x2nd, 1x4x2nd, 1x3xMain, 1x3xBsmt
Dir/Cross St: Broadview ave and O'Connor Dr		
Directions: Turn East off Broadview onto Don Valley Dr, then turn right onto Hillside Dr.		

MLS#: E13459160

PIN#: 104000092

Legal: PT LT 14 CON 2 FTB TWP OF YORK AS IN CA338995; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive:	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age:	Prop Feat: Central Vacuum	Retirement:
Year Built: 1949	Exterior Feat: Deck, Landscaped	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Central Vacuum, In-Law	Sale Price:
Apx Sqft: 2000-2500	Capability, Rough-In Bath, Storage	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Block		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.49	x 12.34	2 Way Fireplace	Open Concept	Hardwood Floor
2	Dining	Main	12.5	x 11.42	W/O To Deck	Hardwood Floor	2 Way Fireplace
3	Kitchen	Main	14.76	x 10.83	W/O To Garden	Open Concept	Renovated
4	Foyer	Main	18.5	x 4.07	Hardwood Floor	Open Concept	Combined W/Living
5	Prim Bdrn	2nd	17.32	x 12.17	W/O To Balcony	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.16	x 11.32	Large Window	Double Closet	Broadloom
7	3rd Br	2nd	13.16	x 10.07	Hardwood Floor	Double Closet	
8	Office	2nd	10.5	x 7.84	Hardwood Floor	Open Concept	Large Window
9	Rec	Bsmt	30.25	x 12.17	3 Pc Ensuite	W/I Closet	Broadloom
10	Laundry	Bsmt	12.5	x 10.24	Tile Floor	Concrete Floor	

Client Remks: Welcome to 75 Hillside Dr., where family living meets designer style. This tucked away gem of a neighbourhood offers effortless access to the best of Toronto, along with the tranquillity of an upscale community. Located on a desirable, no-through traffic cul-de-sac, you're a 10-minute walk to Pottery Road, which transports you to nature trails, hiking and biking, as well as the iconic Toronto Brickworks nature preserve and market. From the instant you enter, you feel the space, comfort, harmony and balance. The open-concept, 25' great room, featuring a 2-way gas fireplace, anchors the space, setting the stage for gatherings, entertaining and memories. The floor elegantly and seamlessly flows into the chef's kitchen, dining room, and backyard oasis. With massive decks and charming gardens, bask in the morning sun of your private sanctuary over coffee, and dream up unforgettable "al fresco" dinners and family playtime. This house is spacious beyond its footprint with a thoughtfully planned, efficient layout - 3 uncharacteristically spacious bedrooms, 4 bathrooms, 2 dedicated remote/hybrid office spaces (one easily transformed into a 4th bedroom) and abundant storage throughout. The entire exterior of this stunning house was recently redone, along with the luxurious 5-piece primary bathroom, featuring a Jacuzzi tub and walk-in shower. Take in the garden from a private deck off the primary bedroom which also features a custom-built walk-in closet. Don't miss the beautiful main floor bathroom, front deck and designer kitchen. For further family flexibility, options include a rough-in for a kitchen in the rec room, and easy two-car parking. With too many upgrades to mention, a complete list of recent improvements is attached to the listing. Seize the opportunity to fulfil your dreams and elevate your lifestyle with this captivating living experience. ***Open house Sat/Sun 20th and 21st from 2:00 to 4:00 pm***

Inclusions: All existing appliances. Stainless Steel Fridge, Gas Range, Microwave, and Dishwasher. Full-sized Washer and Dryer, all Electrical Light Fixtures, Window Coverings, TV Wall Bracket, built-in shelving & organizers, Central Vacuum, Backdeck Gazebo, and Gas Fireplace.

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



47 Don Valley Dr Toronto Ontario M4K 2J1 Toronto E03 Broadview North Toronto Taxes: \$8,302.50/2025 Sold Date: 06/20/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$1,800,000 List: \$1,898,500 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: S Acreage: 37.15 x 287.91 Feet Irreg:	Rms: 8 + 5 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Broadview and O'Connor Directions: Broadview and O'Connor

MLS#: E13170234 **PIN#:** 104000131
Legal: PT LT 66 PL 2477 TWP OF YORK; PT LT 67 PL 2477 TWP OF YORK AS IN TB895988; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Clear View, Cul De Sac, Fireplace/Stove, Public Transit, Ravine, Wooded/Treed Exterior Feat: Deck, Privacy Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.76	x 5.68	
2	Living	Main	17.42	x 18.57	Fireplace
3	Dining	Main	12.01	x 9.74	W/O To Ravine
4	Kitchen	Main	15.58	x 13.48	Pantry W/O To Deck Window
5	Prim Bdrm	2nd	12.6	x 14.67	
6	2nd Br	2nd	12.99	x 11.58	
7	3rd Br	2nd	14.01	x 7.68	
8	4th Br	Bsmt	11.15	x 10.5	
9	Rec	Bsmt	19.65	x 8.99	
10	Laundry	Bsmt	6	x 11.09	

Client Remks: STUNNING RAVINE LOT! Embrace the rare opportunity to call this dream home yours where refined living and serenity meet, set on a rare deep ravine lot. Beautifully renovated detached home positioned within a serene cul de sac in Toronto's coveted East End. Immaculate top tier finishes embellish every inch of the main floor, this 4 bedroom (3 upstairs, 1 in basement), 4 bathroom home delivers an unparalleled sense of luxury. Natural light bathes the elegant wainscotted walls creating a warm and inviting atmosphere within the thoughtfully designed interiors. The chef's kitchen is a dream come true - a literal chef's kiss.. equipped with premium appliances that elevate every meal into a masterpiece as well as a pantry and tons of storage. Step outside into your own personal sanctuary where a rare private ravine which is nearly 300 feet deep of lush gardens and meticulously landscaped surroundings beckon - the ultimate backyard oasis and private sanctuary within the city. Convenience reigns supreme with ample 2 car parking (can fit 3 smaller cars) making daily life effortless. You are near all the city amenities with easy access to the Dvp, this location is super convenient. Don't miss your chance on this hidden gem where it's tranquility seamlessly blends with timeless sophistication. The basement offers a separate walk out entrance and could be a perfect in-law suite or rental potential as well. Second bedroom upstairs is currently used as a huge walk in closet but very easy to convert back to bedroom use, seller can remove some closets before closing if required. Fulfill your aspirations and make this remarkable property your forever home - homes like this don't come up often. This is absolutely incredible value - grab the opportunity while you can, it's incredible value you don't come across often.

Inclusions: All Existing Appliances, All Electrical Light Fixtures, Wine Fridge, Washer and Dryer, Gas Fireplace, Smart Home Security Equipment As Is (Monitoring Extra), Flag pole, Light Switch Dimmers. Existing Window Coverings. Gas Stove As Is (works, one burner needs service).

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



74 Nealon Ave Toronto Ontario M4K 1Z2 Toronto E03 Broadview North Toronto Taxes: \$9,456/2025 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,965,000 List: \$1,899,000 For: Sale % Dif: 103
Detached Link: N 2-Storey	Fronting On: N Acreage: 22.09 x 132 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x4x2nd, 1x3xLower Dir/Cross St: Broadview and Danforth Directions: Arundel and Nealon	

MLS#: E13018838 **PIN#:** 103980088
Legal: PCL 80-1 SEC M439; PT LT 80 N/S NEALON AV PL M439 EAST YORK; PT LT 81 N/S NEALON AV PL M439 EAST YORK COMM AT A POINT IN THE NLY LIMIT OF NEALON AVE*****

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Park, Public Transit, 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 21.26	Open Concept	Picture Window	Hardwood Floor
2	Dining	Main	8.33	x 13.42	Combined W/Kitchen	Hardwood Floor	
3	Kitchen	Main	7.74	x 18.5	Renovated	Quartz Counter	Hardwood Floor
4	Sitting	Main	8.33	x 8.01	Large Window	W/O To Yard	Hardwood Floor
5	Prim Bdrm	2nd	11.25	x 12.6	W/I Closet	5 Pc Ensuite	Hardwood Floor
6	Br	2nd	9.91	x 14.99	Large Closet	Window	Hardwood Floor
7	Br	2nd	16.4	x 11.84	Double Closet	Large Window	Hardwood Floor
8	Rec	Lower	12.34	x 19.85	Pot Lights	3 Pc Bath	Window
9	Br	Lower	16.01	x 10.17	Large Closet	Window	B/I Shelves

Client Remks: 74 Nealon Avenue is a beautifully reimagined home, thoughtfully renovated with exceptional attention to detail and a true sense of care throughout. Offering a functional 3+1-bedroom, 3-bathroom layout, this home blends warmth, quality, and everyday livability. The main floor is both spacious and inviting, featuring rich hardwood floors, large picture windows that fill the space with natural light, and a layout designed for modern family living. At the heart of the home is a stunning kitchen with custom cabinetry, quartz countertops, high-end stainless-steel appliances, and a walk-out to the garden, ideal for both entertaining and everyday living. Upstairs, the primary suite offers a calm retreat with a walk-in closet and a spa-inspired 4-piece ensuite. Two additional generously sized bedrooms and a well-appointed family bathroom complete the second level. The finished basement features impressive ceiling height, radiant floor heating, and offers exceptional versatility, with a spacious family room, an additional bedroom, and a full bathroom, ideal for extended family, guests, or a home office. Outside, the deep 130-foot backyard provides a private setting with excellent potential for a future garden suite. The home also includes legal front pad parking. Set on a quiet, tree-lined street in a well-established, family-friendly community, this location offers the perfect balance of neighbourhood charm and urban convenience. Just a 10-minute walk to Chester Station and close to the Danforth's vibrant shops, cafes, and restaurants. Easy access to the DVP and Gardiner makes commuting seamless. A beautifully finished home offering exceptional space, functionality, and a highly desirable east-end lifestyle.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Speed oven/microwave combo, Built in coffee machine, TV wall brackets, All electric light fixtures, All window coverings, All bathroom mirrors, Hot water tank owned, Alarm keypad and motion detectors.

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



53 Ferrier Ave Toronto Ontario M4K 3H5 Toronto E03 Playter Estates-Danforth Toronto			Sold: \$1,800,000 List: \$2,019,000
Taxes: \$7,902.83/2025		For: Sale	% Dif: 89
Sold Date: 04/02/2026			
SPIS: No	Last Status: SLD	DOM: 33	
Detached	Fronting On: E	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	25 x 100 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x3x2nd, 1x3xLower, 1x2xMain	
Dir/Cross St: Danforth Ave & Carlaw Ave			
Directions: From Danforth Ave turn north on Ferrier Ave, the property is on your right.			

MLS#: E12829606 **PIN#:** 104030318
Legal: LT 27 PL 1410 TORONTO (MIDWAY) S/T & T/W CT850694; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Other / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.65	x 14.8	Combined W/Dining	Gas Fireplace	Pot Lights
2	Dining	Main	23.65	x 14.8	Combined W/Living	Pot Lights	Hardwood Floor
3	Kitchen	Main	15.88	x 11.19	Breakfast Bar	Stainless Steel Appl	Ceramic Floor
4	Den	Main	6.92	x 11.19	W/O To Deck	Combined W/Kitchen	Sliding Doors
5	Prim Bdrm	2nd	22.44	x 11.19	3 Pc Ensuite	Double Closet	Large Window
6	2nd Br	2nd	10.76	x 14.47	Bay Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	8.89	x 8.86	Broadloom	Track Lights	
8	Other	Upper	23.69	x 13.75	W/O To Terrace	Broadloom	
9	Rec	Bsmt	18.67	x 13.68	Broadloom	3 Pc Bath	Above Grade Window
10	Br	Bsmt	13.39	x 9.94	Broadloom	Mirrored Closet	
11	Utility	Bsmt	5.48	x 13.68	Combined W/Laundry	Laundry Sink	

Client Remks: AN EXCEPTIONAL OFFERING IN THE HEART OF PLAYTER ESTATES! MUST SEE IN PERSON! Stunning 2 1/2-storey detached home, ideally situated in one of Toronto's most desirable enclaves within the prestigious Jackman School District. A true walker's paradise, this home offers unparalleled access to transit, shops, cafes, and all the vibrant energy of the Danforth. Situated on a large 25 x 100 ft lot, this thoughtfully designed home boasts 3+1 bedrooms, 3.5 bathrooms, a sun-filled upper-level loft with terrace access, a fully finished basement, a tranquil backyard retreat, and a garage. With its exceptional curb appeal, this property is framed by a beautiful veranda with glass railings and a charming garden bed, creating a warm and inviting first impression. The main floor boasts an open concept layout with hardwood floors and pot lights throughout, a welcoming foyer with a closet and stained glass window, a cozy living and dining room complemented by a gas fireplace, and a powder room. The kitchen offers a breakfast bar, stainless steel appliances, granite countertops, and plenty of cupboards. It expands into a sun-lit den/office with extra cupboards and a walk-out to the deck and a fenced backyard. On the second floor, there are three spacious bedrooms and a 4-piece bathroom with a large skylight. The master bedroom features an ensuite 3-piece bath and a double closet. The upper level features a large and naturally light-filled open area with access to a terrace. The finished basement provides extra space with a rec room, a bedroom, a 3-piece bathroom, and a laundry room, combined with a utility room. Enjoy the outdoors in the tranquil, fully fenced backyard, with an inviting deck and patio. This property offers an ideal combination of prime location, great space, and modern amenities, making it a great choice for families, professionals, or investors looking for a perfect home in a prime Toronto neighborhood!

Inclusions: GE Refrigerator, Electric Stove, Maytag Dishwasher, Range Hood, Wine Fridge, GE Washer, GE Dryer, One Air Handler, Hunter Douglass Shutter Blinds In The Living Room, Roman Blinds In The Kitchen, Nest thermostat, All Elf's.

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



122 Hopedale Ave Toronto Ontario M4K 3M7 Toronto E03 Broadview North Toronto		Sold: \$1,888,000 List: \$2,068,000
Taxes: \$9,607/2025 Sold Date: 05/13/2026	For: Sale	% Dif: 91
SPIS: No	Last Status: SLD	DOM: 21
Detached Link: N 2-Storey	Fronting On: N Acreage: 35 x 150 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Pape & O'connor Directions: W of Pape & N of O'connor		

MLS#: E13032214 **PIN#:** 103810024
Legal: PCL 20-1 SEC M444; PT LT 20 PL M444 EAST YORK N/S HOPEDALE AV; COMMENCING AT THE S/E ANGLE OF SAID LT; THENCE W ALONG THE N LIMIT OF HOPEDALE AV 35 FT; THENCE N IN A STRAIGHT LINE A DISTANCE OF 150 FT ***

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2006 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 22.24	Combined W/Dining	Pot Lights	Hardwood Floor
2	Dining	Main	12.83	x 18.24	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	14.4	x 11.42	Quartz Counter	Breakfast Bar	Renovated
4	Prim Bdrm	2nd	16.77	x 14.24	5 Pc Ensuite	W/I Closet	W/O To Balcony
5	Br	2nd	12.07	x 12.76	Double Closet	Window	Hardwood Floor
6	Br	2nd	10.17	x 12.5	Double Closet	Window	Hardwood Floor
7	Br	2nd	9.58	x 15.09	Double Closet	Window	Hardwood Floor
8	Rec	Lower	26.9	x 17.59	Fireplace	B/I Shelves	Glass Block Window
9	Other	Lower	10.83	x 14.83	Double Closet	3 Pc Bath	Pot Lights
10	Br	Lower	8.92	x 11.52	Ceramic Floor		

Client Remks: Perched above the ravine, this exceptional family home is a rare labour of love -meticulously maintained, and ready to welcome its next cherished family. From the moment you step inside, the warmth and intention behind every detail is unmistakable. The grand main floor impresses with soaring principal rooms, rich hardwood floors, and expansive windows that bathe the space in natural light while framing breathtaking ravine views. At the heart of it all, the gorgeous chef's kitchen is where memories are made - featuring ample custom cabinetry, stainless steel appliances, and stunning quartz countertops, all flowing seamlessly through a walk-out to your private garden retreat.The spacious primary suite is your personal sanctuary, complete with a generous walk-in closet and a spa-inspired 5-piece ensuite designed to help you unwind in luxury. Three additional well-appointed bedrooms and a beautifully finished family bathroom ensure every member of the household has their own special space. The fully finished basement extends your living options beautifully - an oversized family room, additional bedroom, and full bathroom make it ideal for extended family, guests, or a dedicated work-from-home haven. A built-in garage and a spacious backyard - with exciting potential for a future garden suite - round out this exceptional offering. Nestled within a quiet, tree-lined pocket of a well-established, family-friendly community defined by long-term ownership and genuine neighbourhood pride, the location elevates everything. Mature trees, top-rated schools, and the scenic Lower Don Valley trails make nature part of your daily rhythm. Commuting is effortless with quick DVP access, reliable TTC along Pape and O'Connor, and the highly anticipated Ontario Line at nearby Cosburn Station. This is where your next chapter begins. From surreal to so real - this is the one.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Tv wall brackets, All electric light fixtures, Blinds, Bathroom mirrors, Garage fridge, Hot water tank owned.

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



64 Hillside Dr Toronto Ontario M4K 2M2 Toronto E03 Broadview North Toronto Taxes: \$8,499/2025 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 23			Sold: \$2,000,000 List: \$2,088,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: E Acreage: 43.9 x 146.26 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x3xLower, 1x2xMain	Dir/Cross St: Broadview & O'Connor Directions: Broadview & O'Connor

MLS#: E12863808 **PIN#:** 104000187
Legal: PT MELVILLE LANE PL 2967 TWP OF YORK CLOSED BY EY46125 PT 2 64R12533; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 31-50 Year Built: 1990 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: No Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum, Sewage Pump, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.71	x 19.19	Marble Floor	Breakfast Bar	B/I Appliances
2	Dining	Main	18.37	x 11.58	Hardwood Floor	Coffered Ceiling	Open Concept
3	Living	Main	18.37	x 19.49	Hardwood Floor	Fireplace	W/O To Terrace
4	Prim Bdrm	2nd	14.3	x 21.69	Ensuite Bath	Hardwood Floor	W/I Closet
5	2nd Br	2nd	14.17	x 10.01	Closet	Hardwood Floor	
6	3rd Br	2nd	14.01	x 12.11	Closet	B/I Closet	O/Looks Ravine
7	Family	Bsmt	17.49	x 14.6	Gas Fireplace	B/I Shelves	
8	Exercise	Bsmt	8.6	x 7.28			

Client Remks: Welcome to 64 Hillside Dr custom built on a ravine lot with year long uninterrupted breathtaking views Coveted in the Broadview North this Toronto home offers a walk through perfect landscaped and manicured front garden straight into a home full of style and elegance. Tall cathedral ceilings skylights and expansive windows define this 2068sq ft above grade 3 bedroom, 4 bathroom home with a modern fully finished In-Law suite with its owns entrance . Designer kitchen exudes elegance and functionality for culinary enthusiasts. The centrepiece is a Wolf stove , an integrated fridge dishwasher and a built in fridge for your finest vintage wines .Luxurious quartz countertops provide ample workspace, while the custom cabinetry offers both style and storage. Natural light floods the space highlighting the exquisite finishes and thoughtful layout. Spacious dining and living room blends elegance and comfort and a soothing colour palette , designed for both intimate gatherings and larger celebrations. Staircase leads to the three beautifully designed bedrooms each offering a unique ambiance while maintaining a cohesive aesthetic throughout. Master ensuite with soaker tub , walk in shower double contemporary vanity create a spa-like experience Impressive walks in closets that combine functionality and sophistication. The separate entranced finished lower level adds over 628sqft with a built in Murphy bed , ample closet space, storage , media and integrated appliances Backyard oasis offers a Muskoka feel in the heart of the city. Privacy and a custom built deck equipped with a gas barbeque for outdoor enjoyment and entertainment. Built in garage, private drive, close to Danforth, , parks and schools. Prime location minutes away from shops, restaurants and public transit. Fantastic opportunity to own a piece of this desirable neighborhood.

Inclusions: Sprinklers, Surround Sound,Wolf Gas Stove, Wine Fridge , Dishwasher/s, Washer Dryer, Fridge, Window Covering, Central Vacuum.

Listing Contracted With: FIRST ACCESS REALTY INC. **Ph:** 416-930-9595



69 Don Valley Dr Toronto Ontario M4K 2J1 Toronto E03 Broadview North Toronto Taxes: \$10,274/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,000,000 List: \$2,199,000 For: Sale % Dif: 91
Detached Link: N 2-Storey	Fronting On: S Acreage: 41.79 x 117.16 Feet Irreg:	Rms: 11 + 3 Bedrooms: 4 + 3 Washrooms: 6 1x2xGround, 1x4x2nd, 1x3x2nd, 1x3x2nd, 2x3xBsmt	
Dir/Cross St: North of Mortimer And Broadview Directions: North of Mortimer And Broadview			

MLS#: E13041726 **PIN#:** 104000142
Legal: PT LT 50 PL 2477 TWP OF YORK; PT LT 51 PL 2477 TWP OF YORK; PT LT 52 PL 2477 TWP OF YORK

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Garburator, Built-In Oven, Carpet Free, Central Vacuum, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.93	x 18.86	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Ground	22.31	x 15.58	Hardwood Floor	Pot Lights	
3	Family	Ground	18.86	x 15.75	Hardwood Floor	Fireplace	Combined W/Kitchen
4	Kitchen	Ground	22.31	x 18.86	B/I Appliances	Centre Island	W/O To Garage
5	Br	Upper	25.49	x 18.86	Hardwood Floor	Ensuite Bath	W/I Closet
6	2nd Br	Upper	18.04	x 21.98	Hardwood Floor	Ensuite Bath	W/I Closet
7	3rd Br	Upper	17.72	x 21.98	Hardwood Floor	Ensuite Bath	Large Closet
8	4th Br	Upper	12.37	x 10.99			
9	5th Br	Lower	18.04	x 20.67			
10	Br	Lower	18.04	x 17.39			

Client Remks: Welcome to 69 Don Valley Dr. An incomparable home with unique style. 7 Bedrooms, 6 Washrooms, 2 laundry rooms and 2 kitchens. 4,500+ Square feet of interior living area. The address provides instant access to Toronto's thriving downtown and Greektown areas. Minutes to TTC. MAIN FLOOR; 9 feet Ceiling w/pot lights, hardwood floors throughout. Living room has a gas fireplace & large bay window. Dining room seats 12 people comfortably. Kitchen boasts built in appliances, centre island & large pantry. Family room has direct access to the backyard, great for entertaining. Main floor also offers a large powder room and large walk in entrance closet. SECOND FLOOR; 4 Bedroom in total. Primary bedroom has W/I closet and 4 piece of ensuite washroom. 3 bathroom upstairs. Large laundry room. BASEMENT; Fully finished basement has a separate side entrance. 3 bedrooms and 2 bathrooms. Additional laundry room and kitchen. Lots of storage areas. It has a great potential for extra rental income and or in-law suite. A great location. close to parks, trails, schools.

Inclusions: All appliances. All Washers & Dryers. All Elfs, All window coverings, all washroom mirrors. H/Vac system equipment. HWT, AC and furnace are owned. Central Vacuum equipmant.

Listing Contracted With: HOMELIFE/VISION REALTY INC. Ph: 416-383-1828



978 Carlaw Ave			Sold: \$2,100,000
Toronto Ontario M4K 3M1			List: \$2,199,000
Toronto E03 Broadview North Toronto			
Taxes: \$6,011.33/2025		For: Sale	% Dif: 95
Sold Date: 02/12/2026			
SPIS: No	Last Status: SLD	DOM: 34	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 2	
3-Storey	25 x 100 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x6x3rd, 1x4xBsmt	
Dir/Cross St: Carlaw & Mortimer Directions: Carlaw south of Mortimer			

MLS#: E12681800 **PIN#:** 104020326

Legal: Plan M460 Pt Lot 1 Pt Lot 2

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 2500-3000 Roof: Flat Foundation: Concrete, Poured Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Drive Park Spcs: 2 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Landscaped, Patio, Recreational Area, Privacy, Deck, Landscape Lighting Interior Feat: Water Heater Owned, Sump Pump, Sewage Pump, Central Vacuum, Intercom, Bar Fridge, Built-In Oven, Floor Drain Security Feat: Carbon Monoxide Detectors, Smoke Detector, Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Parking, Raised Dishwasher, Multiple Entrances HST Applicable to Sale Price: Included In Farm/Agri: Other Struct: Survey Type: Available Spec Design: Unknown
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Sewage: Municipal Avail

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.01	x 12.89	Large Window
2	Dining	Main	20.01	x 12.89	Open Concept
3	Kitchen	Main	14.11	x 12.99	Modern Kitchen
4	Family	Main	16.01	x 18.21	Open Concept
5	2nd Br	2nd	14.11	x 12.86	Large Window
6	3rd Br	2nd	11.61	x 13.12	W/O To Balcony
7	4th Br	2nd	13.19	x 9.71	Skylight
8	Laundry	2nd	5.31	x 4	Double Doors
9	Prim Bdrm	3rd	18.9	x 12.89	W/O To Balcony
10	Rec	Bsmt	16.01	x 16.96	Large Window
11	Br	Bsmt	12.8	x 12.4	Window
12	Office	Bsmt	8.01	x 8.66	Glass Block Window

Client Remks: Reduced to sell this Ultra-Modern Home at prime East York (Greek town) location. 4bedroom home w Exterior Composite & Fluted Panels & Glass Railing. Open Concept Large Kitchen W center island, High End WIFI Controlled S/S Appliances, Quartz Counter Tops, Centre Island W Book Shelve. Stairs w/Glass Railings. Lots Of Sunlight. Voice Cont Smart Home. Central Sound System. Main Floor W large family room about (16x18ft) built in fireplace and wallunit. All Bedrooms w walkin closets, lots of storage space. Large Master bedroom with 7pc ensuit w both side large windows & walkout to balcony. Balconies at the front and back. Theatre In Basement w/Attached Wet Bar & Built In Wine Cooler. Sep Office & Nanny's Room w/4pc Ensuite. Front Yard Legal Parking. Smart Front Door Lock Controlled By Phone, App Fob code & key. Walking distance to new ontario line. **Rough In Kitchen & Laundry in Bsmt** Seller is willing to negotiate walkout entrance if requested.

Inclusions: Security Cameras & Central Sound System. Speakers On Each Level, Central Vac, Glass Railing. Black S/S WIFI Controlled Appliances: Fridge, Gas Cook Top, Dishwasher, Built In Wall Oven And Microwave, Wine Cooler. Washer/Dryer. EV Charger. Electric Fireplace.

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



43 Chester Ave Toronto Ontario M4K 2Z8 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$9,712.64/2025 For: Sale % Dif: 96 Sold Date: 04/15/2026 SPIS: No Last Status: SLD DOM: 19			Sold: \$2,195,000 List: \$2,295,000
Detached Link: N 3-Storey	Fronting On: E Acreage: 20 x 133 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: Danforth and Chester Directions: Danforth and Chester			

MLS#: E12928036 **PIN#:** 103970044
Legal: PCL 29-1 SEC M126; PT LT 29 E/S CHESTER AV PL M126 TORONTO BEING THE NLY 20 FT OF THE SLY 40 FT; S/T A ROW OVER THE NLY 15 INCHES BY A DEPTH OF 65 FT EXTENDING ELY FROM THE ELY LIMIT OF CHESTER AV; T/W A ROW OVER THE SLY 1 FT 6 INCHES BY A DEPTH OF 65 FT EXTENDING ELY FROM THE ELY LIMIT OF CHESTER AV, OF PCL 1690, SEC P TORONTO, ADJOINING THIS PCL ON THE N; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / criteria.basementFeatures,yn.Development Fireplace/Stv: Y Heat: Baseboard, Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 6-15 Year Built: 2015 Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Membrane, Metal Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Lane, Other, Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Floor Drain, On Demand Water Heater, Storage, Sump Pump, Upgraded Insulation, Ventilation System, Water Heater, Water Meter Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	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	Ground	14.83	x 12.93	Open Concept	Gas Fireplace	Pot Lights
2	Dining	Ground	11.09	x 11.15	Combined W/Living	Breakfast Bar	Window
3	Kitchen	Ground	10.6	x 16.01	Renovated	B/I Desk	W/O To Deck
4	Prim Bdrm	2nd	12.66	x 13.75	3 Pc Ensuite	Closet Organizers	Ceiling Fan
5	2nd Br	2nd	10.83	x 12.24	Ceiling Fan	O/Looks Garden	Window
6	3rd Br	3rd	14.67	x 13.68	Closet Organizers	O/Looks Garden	Ceiling Fan
7	4th Br	3rd	10.76	x 12.66	Balcony	Ceiling Fan	Closet
8	Rec	Bsmt	12.5	x 17.65	Heated Floor	Side Door	4 Pc Bath
9	5th Br	Bsmt	8.23	x 14.24	Heated Floor	Closet	Window

Client Remks: Welcome to 43 Chester Ave: a detached 3-storey custom designed home in Coveted Playter Estates. The home was totally rebuilt in 2015, with an Architect and Designer who thought of everything. Throughout the house are high ceilings, hardwood floors, and low-profile radiators providing a consistent temperature. The open-concept main floor features a bright living room with a stylish built-in gas fireplace, dining room with ample space for family dinners, and a beautifully outfitted custom kitchen with two counters for seating and a built-in desk for the kids to do homework while dinner is cooking. Large sliding glass doors open onto a private deck, garden and garage. The garage, accessed from the lane boasts a 13 ft. ceiling for storage galore and 60-amp service for future projects. On the 2nd floor, there are 2 spacious bedrooms. The primary offers a leafy green view of Chester Ave., a 3-piece ensuite and a built-in closet; the 2nd bedroom overlooks the sunny back garden. Between these are a 4-piece washroom and a stacked laundry area. Open stairs w/skylight leads to the 3rd floor where you will find a uniquely designed bathroom, 2 more bedrooms: one with a sweet balcony; the other, a double built-in closet and a gabled tree top view. The basement, with separate entrance, heated floor, roughed in plumbing and electrical for a kitchen, 4-piece washroom, laundry, full living room and a separate bedroom is perfect for a rental unit/nanny suite/guest room/apartment for the young adult who moves back home after university/a home office, or simply a playroom. So nice to have options! Families will appreciate the convenience of their young children being able to walk to Jackman Elementary School, their teenagers being a short and safe walk to Chester Subway, and proximity for all to shopping, restaurants, and the other amenities of Greektown. Your search is over, you haven't just found a home for your family, you have found your forever home.

Inclusions: Stainless Steel Fridge, Stove, Built-In Oven, Microwave, Dishwasher, 2 Clothes Washers, 2 Clothes Dryers, Skylight Cover, All Electric Light Fixtures and Ceiling Fans. Closet Organizers, 3rd Floor Bathroom Shower Tower, BBQ.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



106 Ellerbeck St			Sold: \$2,300,000
Toronto Ontario M4K 2V1			List: \$2,398,000
Toronto E03 Playter Estates-Danforth Toronto			
Taxes: \$11,002.13/2025		For: Sale	% Dif: 96
Sold Date: 02/19/2026			
SPIS: No	Last Status: SLD	DOM: 22	
Detached	Fronting On: W	Rms: 11 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	44.92 x 121 Feet	Washrooms: 3	
	Irreg:	1x3xBsmt, 1x6x2nd, 1x4x3rd	
Dir/Cross St: Broadview And Danforth		Directions: Ellerbeck St And Danforth Ave	

MLS#: E12734582 **PIN#:** 103960013

Legal: Plan M368 Pt Lots 162 & 163

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School Interior Feat: Accessory Apartment, In-Law Capability, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 10.99	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	15.58	x 10.17	Large Window	Beamed	Hardwood Floor
3	Kitchen	Main	14.17	x 9.68	Stainless Steel Appl	Large Window	
4	Breakfast	Main	6	x 14.17	W/O To Deck	B/I Bookcase	Sliding Doors
5	Prim Bdrm	2nd	14.5	x 19.59	L-Shaped Room	Fireplace	California Shutters
6	Br	2nd	15.32	x 8.92	W/W Closet	Window	Hardwood Floor
7	Sunroom	2nd	6.5	x 14.67	B/I Closet	Cedar Closet	O/Looks Backyard
8	Br	3rd	14.24	x 10.76	Window	Double Closet	West View
9	Br	3rd	12.6	x 10.66	Window	Closet	East View
10	Rec	Bsmt	14.67	x 18.18	Open Concept	Halogen Lighting	Gas Fireplace
11	Kitchen	Bsmt	12.5	x 6.82	Stainless Steel Appl	Renovated	Modern Kitchen
12	Office	Bsmt	7.68	x 9.68	Window	Renovated	Halogen Lighting

Client Remks: Welcome To 106 Ellerbeck St! Located In The Heart Of Playter Estates, This Home Features 4 Bedrooms, 3 Baths And Is Full Of Charm! Located In Jackman School District.Beautiful Eat- In Kitchen, Over Looking The Backyard. Fully Finshed Basement With Nanny Ensuite/ Rental Potential. Walkers Paradise With A 94 Walk Score! A Quick Walk To Danforth Ave, Transit, Withrow Park And More! A Transit Score Of 100. Gorgeous Gardens, And Landscaped Backyard Featuring A Private Covered Sitting Area. Main Floor Features 9 Ft Ceilings.

Inclusions: 2 Fridges, Washer, Dryer, All Window Coverings,Elf's.

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



918 Carlaw Ave Toronto Ontario M4K 3L3 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$12,545.53/2025 For: Sale % Dif: 124 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$3,200,000 List: \$2,590,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 30 x 97.58 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x4x3rd, 1x4xLower	Dir/Cross St: Carlaw Ave & Danforth Ave Directions: Carlaw Ave & Danforth Ave

MLS#: E13413438 **PIN#:** 104030391
Legal: Lot 25, Plan 1472 (Midway) S/T a right of way as in CA256435; Toronto, as per attached survey.

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: 100+ Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Fibreglass Shingle, Flat, Membrane Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: In-Law Capability, Auto Garage Door Remote, Bar Fridge, Floor Drain, Central Vacuum, Water Heater Owned Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In, Not Subject to HST Farm/Agri: Oth Struct: Survey Year: 1996 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.01	x 4.99	W/O To Porch	Pot Lights	Hardwood Floor
2	Living	Main	14.5	x 11.25	Gas Fireplace	B/I Shelves	Hardwood Floor
3	Dining	Main	10.99	x 13.68	Double Closet	Combined W/Living	Hardwood Floor
4	Kitchen	Main	23	x 13.68	Quartz Counter	Centre Island	Modern Kitchen
5	Prim Bdrm	2nd	16.67	x 12.99	B/I Closet	4 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	16.77	x 10.99	Double Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	8.99	x 8.66	Double Closet	Window	Hardwood Floor
8	Bathroom	2nd	6.99	x 9.68	4 Pc Bath	Tile Floor	Window
9	4th Br	3rd	18.5	x 12.24	W/O To Deck	Double Doors	Hardwood Floor
10	Office	3rd	14.17	x 10.43	Double Doors	Window	Hardwood Floor
11	5th Br	3rd	9.74	x 8.76	Large Closet	Large Window	Hardwood Floor
12	Bathroom	3rd	6	x 9.74	4 Pc Bath	Tile Floor	Window
13	Rec	Lower	18.77	x 8.76	Tile Floor	Pot Lights	
14	Br	Lower	18.18	x 8.76	Broadloom	Pot Lights	Window
15	Bathroom	Lower	12.83	x 6.17	4 Pc Bath	Tile Floor	Window

Client Remks: Fabulous move-in ready detached family home offering 5+1 bedrooms, 5 bathrooms, and over 2,700 sq. ft. of living space above-grade. The open-concept main floor features a welcoming foyer, spacious living room with built-in shelving and a gas fireplace, double front hall closet, powder room, dining area, and an oversized kitchen with centre island, pantry, bonus built-in desk, and double-door walkout to the garden. The second floor features a generous primary retreat complete with his-and-her built-in closets and ensuite with heated floor, along with two additional bedrooms with large closets, laundry, and a four-piece bathroom. The third floor offers exceptional flexibility with a large fourth bedroom or family room featuring a walkout to a private deck, an additional four-piece bathroom, a dedicated home office, and a fifth bedroom with a large closet and built-in window seat. The finished basement includes a mudroom, recreation area, and an additional bedroom. Ideal for extended family, guests, or live-in childcare, the mudroom is already equipped with rough-ins for a future kitchen or second laundry, providing exceptional in-law or secondary suite potential. Lovely west-facing backyard with interlocking stone patio and garden. Exceptional two-car parking includes a garage and driveway space, accessed by a rare extra-wide mutual drive. Located in the coveted Jackman Avenue Public School district, just north of the Danforth in a family-friendly enclave, steps to TTC subway and future Ontario line, vibrant shops and restaurants, and the green spaces of Riverdale and Withrow parks.

Inclusions: Bosch dishwasher, Dacor 4 burner dual fuel-range, dual speed exhaust fan, Panasonic microwave, Frigidaire refrigerator with door mount ice/water dispenser, Frigidaire beverage fridge, Front loading Whirlpool washer and dryer, All window coverings (except those excluded), all electrical light fixtures & ceiling fans, bathroom mirrors, mudroom closet and shelves, third floor window seat cushion, rain barrel, central vacuum equipment hose and attachments (2 sets), window screens.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



34 Hillside Dr Toronto Ontario M4K 2M2 Toronto E03 Broadview North Toronto Taxes: \$15,255.18/2025 Sold Date: 03/06/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,750,000 List: \$2,795,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: W Acreage: 40 x 315 Feet Irreg: Widens to 64' at Rear As per Survey	Rms: 10 + 3 Bedrooms: 4 Washrooms: 5 1x8x2nd, 1x6x2nd, 1x4x2nd, 1x2xMain, 1x2xBsmt	
Dir/Cross St: Broadview Ave & O'Connor Drive Directions: Off Broadview Ave North of Pottery Rd.			

MLS#: E12834046 **PIN#:** 104000222
Legal: PT LT 49 PL 2967 TWP OF YORK; PT LT 50 PL 2967 TWP OF YORK AS IN CA293737; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block, Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Public Transit, Ravine, Wooded/Treed Exterior Feat: Backs On Green Belt, Landscaped, Patio Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, ERV/HRV, Storage, Sump Pump Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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Topography: Wooded/Treed							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	22.24	x 9.84	Limestone Flooring	Double Closet	2 Pc Bath
2	Office	Main	19.26	x 11.58	Double Doors	Fireplace	B/I Bookcase
3	Great Rm	Main	19.85	x 19.65	Gas Fireplace	Hardwood Floor	W/O To Patio
4	Dining	Main	14.01	x 11.75	Picture Window	Open Concept	Combined W/Great Rm
5	Kitchen	Main	21.42	x 11.58	Granite Counter	Centre Island	Stainless Steel Appl
6	Prim Bdrm	2nd	21.65	x 11.09	W/I Closet	Double Closet	Picture Window
7	Bathroom	2nd	13.85	x 11.58	Ensuite Bath	Whirlpool	Separate Shower
8	2nd Br	2nd	14.4	x 12.01	Hardwood Floor	W/I Closet	Semi Ensuite
9	Bathroom	2nd	12.01	x 9.25	6 Pc Bath	Marble Floor	Separate Shower
10	3rd Br	2nd	17.49	x 11.68	Double Closet	Semi Ensuite	Hardwood Floor
11	4th Br	2nd	12.93	x 11.68	Picture Window	Hardwood Floor	W/I Closet
12	Bathroom	2nd	7.84	x 4.92	4 Pc Bath	Porcelain Floor	Soaker
13	Exercise	Bsmt	21	x 20.01	Hardwood Floor	Combined W/Rec	
14	Media/Ent	Bsmt	20.73	x 12.99	Double Doors	Pot Lights	Broadloom
15	Utility	Bsmt	33.99	x 11.09	Vinyl Floor	Sump Pump	Laundry Sink

Client Remks: Custom built in 2010 and quietly tucked on a child-friendly cul-de-sac in coveted Broadview North / East York, this exceptional Toronto family home offers almost 3,600 square feet above grade plus a fully finished lower level, set on a remarkable 40' x 315' ft private ravine lot with rare, usable table land. Quality materials and timeless design define the interior, with maple hardwood floors throughout, cornice plaster mouldings and thoughtful architectural detailing. The open-concept great room anchors the home, featuring 11-foot ceilings, a gas fireplace and expansive windows framing uninterrupted ravine views. The custom cherrywood kitchen with two centre islands, granite counters, limestone backsplash and premium stainless-steel appliances is designed for both entertaining and everyday living, complemented by generous principal rooms and a private main-floor office. Upstairs, four spacious bedrooms include a serene primary retreat overlooking the ravine, complete with a large walk-in closet plus two additional double closets for exceptional storage. The luxurious 8-piece ensuite offers a skylight, double vanity, separate water closet, whirlpool tub and oversized glass shower with rain head, handheld and body spray. The finished lower level adds over 1,600 square feet of flexible living space with a recreation room, dedicated media/theatre room, bath and extensive storage. The deep ravine setting provides privacy and meaningful outdoor space rarely found in Toronto real estate, while a private drive, ample parking and built-in garage ensure everyday convenience. Ideally located minutes to the Danforth, Evergreen Brick Works, Don Valley trails, parks and highly regarded schools, with easy TTC access and quick routes via the DVP and Bayview Extension to downtown Toronto.



127 Browning Ave		Sold: \$3,175,000
Toronto Ontario M4K 1W4		List: \$2,995,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$12,095/2025	For: Sale	% Dif: 106
Sold Date: 05/03/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: N	Rms: 7
Link: N	Acreage:	Bedrooms: 4
3-Storey	25 x 144 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x3x2nd, 1x5x3rd, 1x3xLower
Dir/Cross St: Browning Avenue and Logan Avenue		
Directions: North on Broadview Ave and east on Browning Ave		

MLS#: E13051184 **PIN#:** 103970096
Legal: PLAN M368 PT LOT 140

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Rolled, Flat Foundation: Brick, Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Other Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking, Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Electric Car Charger, Fenced Yard, Fireplace/Stove, Public Transit Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, Countertop Range, Floor Drain, Storage Area Lockers, Sump Pump, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 12.76	Hardwood Floor	W/O To Garden	Open Concept
2	Dining	Main	15.85	x 10.93	Hardwood Floor	Fireplace	Large Window
3	Kitchen	Main	15.91	x 13.32	Hardwood Floor	Centre Island	Open Concept
4	Foyer	Main	10.6	x 7.35	Hardwood Floor		
5	Prim Bdrm	2nd	16.83	x 13.85	Hardwood Floor	W/I Closet	W/O To Deck
6	2nd Br	2nd	11.75	x 9.68	Hardwood Floor	Large Window	
7	3rd Br	3rd	17.26	x 10.43	Hardwood Floor	Large Closet	Large Window
8	4th Br	3rd	15.26	x 11.52	Hardwood Floor	Large Window	Large Closet
9	Rec	Lower	31.82	x 16.17	Concrete Floor	3 Pc Bath	B/I Shelves

Client Remks: This three-storey family home on Browning Avenue, a beloved street in Playter Estates, was architecturally designed and completely renovated approximately 12 years ago, with thoughtful main and lower level additions that create a more spacious, functional, and comfortable flow for everyday living. With 3,548 square feet across all levels, the home feels generous, welcoming, and naturally suited to family life. The main floor unfolds as an open, connected environment, where living and dining areas flow naturally around a kitchen that anchors it all. It's a layout that feels easy and intuitive, equally suited to quiet mornings and evenings spent with family and friends. The kitchen is both functional and refined, featuring a large walk-in pantry, centre island, full-height refrigerator and freezer, and high-end Miele appliances throughout. Oversized wood sliding doors bring in soft natural light and open to the backyard, creating a seamless connection between indoors and out. In the living room, custom built-in cabinetry with integrated surround sound adds warmth and comfort, creating a space that works as well for everyday living as it does for entertaining. With four bedrooms, this home is a rare offering in the neighbourhood. The primary suite includes a private deck, a generous ensuite, and two walk-in closets. Heated floors in select bathrooms add everyday comfort. The finished lower level offers flexibility with a 3-piece bathroom, potential fifth bedroom, and a dedicated storage room. Professionally landscaped backyard with mature plantings and a sense of privacy. Rare two-car parking includes an EV charger and a garage with access to a double-wide laneway. Laneway house potential. Located in the coveted Jackman school district, steps to the Danforth, Riverdale, and Withrow park, and the evolving restaurant scene along Gerrard. Close to Riverdale, Leslieville, and Corktown. Playter Estates offers a rare balance: established, connected, and genuinely lived in.

Inclusions: Miele Induction Stove top, Miele Full Fridge, Miele Micro-wave convection Oven, Miele Oven, Miele Dishwasher, Fridgidaire Full Freezer. Whirlpool Washer and Dryer on third floor, Maytag Stacked Washer and dryer in Lower Level. Russound whole-home audio system with built-in speakers.

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



45 Thorncliffe Ave		Sold: \$3,432,000
Toronto Ontario M4K 1V4		List: \$2,995,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$12,842.10/2025	For: Sale	% Dif: 115
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: W	Rms: 8 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	50 x 111.45 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview & Danforth Directions: West Side of Thorncliffe		

MLS#: E13086886 **PIN#:** 103950311
Legal: PLAN 2191Y PT LOTS 65 AND 66

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished	Drive: Mutual	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2500-3000	Interior Feat: None	HST Applicable to: Included In
Roof: Asphalt Shingle, Other		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.82	x 13.09	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.32	x 11.91	Hardwood Floor	Electric Fireplace	Coffered Ceiling
3	Kitchen	Main	18.24	x 13.09	Stone Counter	Breakfast Bar	W/O To Yard
4	Den	2nd	13.16	x 10.24	Hardwood Floor	Window	
5	Prim Bdrm	2nd	12.4	x 11.75	Hardwood Floor	W/I Closet	3 Pc Ensuite
6	2nd Br	2nd	15.09	x 14.5	Hardwood Floor	Double Closet	Bay Window
7	3rd Br	2nd	13.09	x 12.4	Hardwood Floor	Double Closet	B/I Shelves
8	Family	2nd	19.42	x 9.51	Hardwood Floor	Fireplace	Window
9	Rec	Lower	21.26	x 18.5	B/I Shelves	Fireplace	Above Grade Window
10	Br	Lower	13.85	x 11.68	Above Grade Window		

Client Remks: Welcome to 45 Thorncliffe Avenue - a rare offering in prestigious Playter Estates-Danforth. Tucked along a quiet, tree-lined street, one of Toronto's most coveted enclaves-known for its village & community feel. Set on an exceptional 50 x 122 ft lot w/detached two-car garage, this classic centre hall residence blends timeless character w/gracious layout. Generous principal rms, designed for both everyday living & entertaining. Main flr features formal double scale living rm w/wood burning f/place, a back sunroom perfect for study/music room or green thumb enthusiasts! The formal dining rm has both a coffered ceiling & lg wall of windows. Walk through to a tucked away powder rm & pantry to the gorgeous designer kitchen which is anchored by a massive window seamlessly blending the outdoors w/inside. Walk out to a private, landscaped setting-ideal for quiet mornings or summer gatherings or enter thru the back entrance & coveted mudrm - a busy family's dream! Upstairs, the primary suite includes a dedicated ensuite & oodles of closet space via the massive walk thru closet. A separate den/family rm is connected to the primary but can easily be converted to 4th bedroom. Two additional bedrms, full bath & rare convenience of 2nd fl. laundry make this the ideal setting where everyone has their own space. Fully finished lower level offers a spacious rec rm, +1 bedrm, bathrm, & ample storage. Long, uninterrupted green views from the back of the house & sweeping outlooks across the city-an uncommon perspective that brings both light & magical sunsets. Located in the top rated & highly desirable Jackman Jr P.S area or minutes to Montcrest School & a short walk to Danforth's shops, cafes, & restaurants, w/easy access to TTC/Broadview Station & minutes to the DVP, Bayview Extension & downtown, the location is second to none. An address of quiet distinction in one of Toronto's most established neighbourhoods. Opportunities here are few-and seldom last.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



32 Playter Cres
Toronto Ontario M4K 1S3
Sold: \$3,580,000
List: \$3,580,000

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$21,981.63/2025

For: Sale

% Dif: 100

Sold Date: 04/14/2026

SPIS: No

Last Status: SLD

DOM: 1

Detached

Fronting On: N

Rms: 14 + 3

Link: N

Acreage:

Bedrooms: 8 + 1

3-Storey

67.47 x 110 Feet

Washrooms: 5

Irreg:

1x4x3rd, 1x5x2nd, 1x4x2nd,

Lot Narrows @ Rear - No

1x2xGround, 1x3xBsmt

Survey Available

Dir/Cross St: Broadview & Danforth **Directions:** Playter Blvd & Danforth

MLS#: E12989330

PIN#:

Legal: Pt Blk C Pl 549E

Kitchens: 3
Fam Rm: N
Basement: Apartment
Fireplace/Stv: Y
Heat: Water / Gas
A/C: Central Air
Central Vac: No
Apx Age:
Apx Sqft: 3500-5000
Roof: Asphalt Shingle
Foundation: Unknown
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick
Gar/Gar Spcs: Built-In / 2
Drive: Private Double
Drive Park Spcs: 6
Tot Prk Spcs: 6
UFFI:
Pool: None
Prop Feat: Fireplace/Stove
Interior Feat: Other

Zoning:
Cable TV:
Gas: **Hydro:**
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.7	x 14.44	Fireplace	Picture Window	Hardwood Floor
2	Dining	Ground	15.26	x 12.76	Open Concept	Picture Window	Hardwood Floor
3	Kitchen	Ground	21.88	x 9.61	Eat-In Kitchen	Family Size Kitchen	Tile Floor
4	Br	Ground	10.83	x 10.14	East View	Window	Hardwood Floor
5	Laundry	Ground	10.04	x 7.38	Closet	W/O To Garden	Tile Floor
6	2nd Br	2nd	14.24	x 12.07	O/Looks Frontyard	Double Closet	Hardwood Floor
7	3rd Br	2nd	13.35	x 13.81	O/Looks Frontyard	Closet	Hardwood Floor
8	4th Br	2nd	11.09	x 8.17	West View	Double Closet	Wood Floor
9	5th Br	2nd	13.48	x 13.42	O/Looks Backyard	Double Closet	Wood Floor
10	Prim Bdrm	2nd	17.75	x 16.34	5 Pc Ensuite	W/I Closet	Wood Floor
11	Kitchen	3rd	12.17	x 11.52	Eat-In Kitchen	Skylight	Tile Floor
12	Living	3rd	16.01	x 12.53	O/Looks Backyard	Skylight	Tile Floor

Client Remks: Much Larger Than It Appears! This over-sized 8-bedroom family home sits on an exceptional 67 ft frontage-one of the widest lots in the highly sought-after Playter Estates / Jackman School District. Opportunities like this are becoming increasingly rare in such a prime location. Whether you're looking to create your forever home or secure a strategic investment property, this residence offers endless possibilities. The generous layout provides ample space for large or multi-generational families, while the expansive lot opens the door to future customization. The seller has already completed designs for a multi-unit redevelopment (plans available upon request), making this an ideal opportunity for builders, investors, or those looking to maximize potential in a premier neighbourhood. A rare chance to own a property with size, location, and vision-don't miss out.

Inclusions: All exciting appliances

Listing Contracted With: PRESTIGE WORLD REALTY INC. Ph: 416-331-8987