



304 Riverdale Ave
Toronto Ontario M4J 1A2
 Toronto E01 Blake-Jones Toronto
Taxes: \$6,719/2025 **For:** Sale **% Dif:** 138
Sold Date: 06/02/2026
SPIS: No **Last Status:** SLD **DOM:** 8
 Detached **Fronting On:** S **Rms:** 14 + 2
Link: N **Acreage:** **Bedrooms:** 3 + 2
 2-Storey 18 x 104.25 Feet **Washrooms:** 3
Irreg: 1x4xUpper, 1x4xBsmt, 1x2xBsmt
Dir/Cross St: Pape Avenue and Riverdale Ave **Directions:** Pape Avenue and Riverdale Ave

MLS#: E13168406 **PIN#:** 210490008
Legal: Plan M73, Pt Lot 15

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance / Finished / Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane, Available, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Patio, Porch Interior Feat: Guest Accommodations, In-Law Suite, In-Law Capability Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	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	Ground	17.29	x 14.57	Hardwood Floor	Open Concept	W/O To Deck
2	Dining	Ground	13.12	x 11.68	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Ground	10.33	x 9.84	Hardwood Floor	Open Concept	Renovated
4	Prim Bdrm	2nd	12.66	x 11.68	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	9.32	x 9.25	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.89	x 12.17	Hardwood Floor	Double Closet	Window
7	Rec	Bsmt	15.81	x 13.52			

Client Remks: In one of Toronto's most sought after east end neighbourhoods, right in the heart of Blake & Jones, this beautifully renovated detached home blends timeless character with the comfort and functionality modern families crave. Filled with natural light from oversized windows and skylights, the home feels bright, airy, and welcoming from the moment you walk in. Thoughtfully updated throughout, it features 3 oversized bedrooms, 3 bathrooms, a spacious living and dining area designed for both entertaining and everyday living, and an updated kitchen that seamlessly connects the home together. The professionally underpinned basement was transformed into a standout feature of the property, offering impressive ceiling height, polished concrete floors with in floor heating, oversized windows, a separate entrance, and a fully self contained legal apartment ideal for rental income, multigenerational living, or private guest space. Extensive upgrades over the years include hardwood flooring throughout, updated windows, 200 amp electrical service, sump pump, backwater valve, updated mechanicals, fencing, pergola, and exterior improvements, all completed with exceptional care and attention to detail. Outside, the private backyard oasis feels serene and secluded, highlighted by a stunning Japanese maple tree and inviting spaces to relax or entertain. Surrounded by some of the city's best parks, cafes, schools, restaurants, boutique shops, and everyday conveniences, this location offers an unmatched lifestyle rooted in walkability and community. With transit just steps away and easy access to the Danforth, Queen East, Gerrard, and downtown Toronto, this is the kind of home that rarely becomes available, a property where character, warmth, and modern living come together effortlessly.

Inclusions: All existing appliances, window coverings, ELFs.

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



418 Jones Ave Toronto Ontario M4J 3G3 Toronto E01 Blake-Jones Toronto Taxes: \$5,753.68/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,170,000 List: \$1,179,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: W Acreage: 20 x 120 Feet Irreg: R.O.W	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Danforth & Jones Ave Directions: South of Danforth

MLS#: E12796674 **PIN#:** 210490400
Legal: PT LT 19 PL 514 TORONTO AS IN ER55343, T/W & S/T ER55343; 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: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.62	x 11.91	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Main	10.83	x 9.02	Pot Lights	Hardwood Floor	Combined W/Living
3	Kitchen	Main	9.65	x 11.91	Stone Counter	Heated Floor	Picture Window
4	Prim Bdrm	2nd	14.47	x 13.32	His/Hers Closets	Hardwood Floor	Large Window
5	2nd Br	2nd	9.15	x 7.58	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.53	x 12.63	Hardwood Floor	Closet	Juliette Balcony
7	Rec	Bsmt	11.78	x 11.22	Heated Floor	Pot Lights	Above Grade Window
8	Laundry	Bsmt	12.8	x 21.98			

Client Remks: A beautifully renovated detached home with rare two-car parking, three bright bedrooms, two stylish bathrooms, and undeniable curb appeal-set impressively far back from the street for extra privacy you almost never find in the heart of the city. Perfectly positioned between two of Toronto's most coveted neighbourhoods, The Pocket and Riverdale, this home delivers the best of both worlds. Inside, the sun-filled open-concept main floor welcomes you with a dedicated coat-storage zone, a spacious sectional-worthy living room made for unwinding, warm maple hardwood floors, and sleek pot lights. The crisp white flat-panel kitchen shines with stone counters, heated floors, a picture window framing the west-facing garden, and a walkout to a fully fenced, landscaped backyard complete with a deck, interlock patio, storage shed, and seasonal downtown and CN Tower views. Upstairs, all three bedrooms include proper closets, and both bathrooms have been tastefully renovated with heated floors for everyday luxury, and the main bathroom has a extra storage closet. Primary bedroom has space for a king-size bed and his/her closets! The lower level impresses with high ceilings and heated floors throughout-a fantastic recreation space for kids, movie nights, or a cozy retreat. The location is unbeatable: just a short stroll to Donlands Station, Withrow Park, and the vibrant shops, cafes, and restaurants along the Danforth. Families will appreciate the proximity to La Mosaïque, Georges-Etienne-Cartier, Blake Public School, and easy access to Earl Grey Senior Public School and Riverdale Collegiate. A rare blend of privacy, polish, and prime location, this is the kind of home that makes city living feel effortless and inspired. Offers welcome anytime!

Inclusions: S/S Fridge, Gas Stove, B/I Dishwasher, Microwave Exhaust Combo, washer & dryer. All ELF's. Furnace & AC (installed January 2024), Tankless water heater (installed summer 2023), wine fridge, alarm system, sprinkler system (as is).

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



333 Bain Ave Toronto Ontario M4J 1B9 Toronto E01 Blake-Jones Toronto Taxes: \$7,141/2025 Sold Date: 02/13/2026 SPIS: No Last Status: SLD DOM: 80			Sold: \$1,279,000 List: \$1,349,000 For: Sale % Dif: 95
Detached Link: N 3-Storey Dir/Cross St: Pape/Bain	Fronting On: S Acreage: 24 x 112.83 Feet Irreg: Directions: .	Rms: 12 Bedrooms: 6 Washrooms: 2 1x4xGround, 1x4x2nd	

MLS#: E12574050 **PIN#:** 210490748
Legal: Pt Lt 11 Pl 385E

Kitchens: 3 Fam Rm: N Basement: Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1974 Yr Built Source: Owner Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles 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: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	19.16	x 13.52	
2	Prim Bdrm	Ground	9.88	x 8.99	
3	2nd Br	Ground	9.28	x 7.51	
4	Kitchen	Ground	9.51	x 5.64	
5	Living	2nd	12.83	x 10.37	
6	Prim Bdrm	2nd	10.3	x 7.28	
7	2nd Br	2nd	13.65	x 8.53	
8	Kitchen	2nd	11.32	x 10.33	
9	Living	3rd	16.24	x 10.33	
10	Prim Bdrm	3rd	11.32	x 8.37	
11	2nd Br	3rd	13.58	x 10.4	
12	Kitchen	3rd	12.99	x 8.37	

Client Remks: Welcome to 333 Bain Avenue - a rare, fully above-grade triplex in one of Toronto's most desirable neighbourhoods. Each of the three bright, well-maintained units offers 2 bedrooms, a full kitchen, and a comfortable living space, making this an ideal opportunity for both investors and end-users. The property currently generates \$73,800 annually in rental income, with reliable tenants who are open to staying on. For buyers looking to offset their mortgage, the flexibility here is exceptional: live in one unit and let the other two help build equity, or continue operating it as a strong income-producing asset. A versatile, turnkey property with stable revenue in a prime location - perfect for long-term growth.

Inclusions: All Existing Light Fixtures, Laundry and Appliances

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



136 Hogarth Ave Toronto Ontario M4K 1K4 Toronto E01 North Riverdale Toronto Taxes: \$8,377.90/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,600,000 List: \$1,389,000 For: Sale % Dif: 115
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 122 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Danforth Ave and Broadview Ave Directions: East of Broadview Ave

MLS#: E13083194 **PIN#:** 210630353
Legal: LT 70 PL 15E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.03	x 13.62	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	15.03	x 12.4	Open Concept	Formal Rm	Open Concept
3	Kitchen	Main	11.06	x 11.12	Eat-In Kitchen	W/O To Deck	Large Window
4	Breakfast	Main	9.15	x 7.68	Eat-In Kitchen	Sliding Doors	Eat-In Kitchen
5	Prim Bdrm	2nd	12.93	x 13.85	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	9.58	x 11.84	Hardwood Floor	Double Closet	Large Window
7	3rd Br	2nd	11.09	x 10.2	Parquet Floor	Large Window	

Client Remks: Charming detached home offering 3 bedrooms and 2 bathrooms in a sought-after Toronto neighbourhood. Bright and inviting main floor with open-concept living and dining, complemented by a functional kitchen with breakfast area and walk-out to a private deck and fenced backyard. The second level features three comfortable bedrooms filled with natural light, including a spacious primary with bay window. Finished basement provides additional living space with a recreation area, laundry, and a separate shower and sink. Complete with a detached garage and laneway access, and ideally located close to parks, schools, shops, restaurants, cafes, grocery stores, and public transit.

Inclusions: Fridge, stove, dishwasher, washer, dryer, stove in basement, freezer, all window coverings, all electrical light fixtures.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



22 Simpson Ave
Toronto Ontario M4K 1A2
 Toronto E01 North Riverdale Toronto
Taxes: \$9,403.46/2025 **For:** Sale **% Dif:** 110
Sold Date: 02/19/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Sold: \$1,650,000
List: \$1,499,000
Detached **Fronting On:** N **Rms:** 8
Link: N **Acreage:** **Bedrooms:** 4
 2 1/2 Storey 25 x 113.5 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Broadview Ave & Gerrard St E
Directions:
 From Gerrard St E, north on Howland Road, west on Simpson Ave (one way east-west)

MLS#: E12786252 **PIN#:** 210690008
Legal: PCL 12-1 SEC M95; LT 12 PL M95 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Porch, Deck Interior Feat: Water Heater, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.59	x 5.41	Closet		
2	Living	Main	25.98	x 14.07	Hardwood Floor	Window	South View
3	Dining	Main	25.98	x 14.07	Hardwood Floor	Window	Combined W/Living
4	Kitchen	Main	15.68	x 15.32	O/Looks Backyard	W/O To Deck	
5	Prim Bdrm	2nd	17.16	x 12.99	Bay Window	O/Looks Frontyard	Hardwood Floor
6	2nd Br	2nd	12.93	x 12.99	Window	Double Closet	Hardwood Floor
7	3rd Br	2nd	12.83	x 8.92	Window	O/Looks Backyard	Hardwood Floor
8	4th Br	3rd	25.26	x 18.01	Window	South View	North View
9	Other	Bsmt	25.98	x 16.83	Side Door		
10	Laundry	Bsmt	16.24	x 12.76	Laundry Sink		

Client Remks: Set on a quiet residential street in the heart of Riverdale, this fully Detached, South-facing, Brick, 2.5 Storey home sits on a 25 x 113 ft lot with Private front pad Parking and exceptional redevelopment potential. Offered as a clear canvas, this property is ideal for builders or buyers ready to elevate a solid, well-laid-out home with custom design and bring a dream residence to life. The existing home offers a generous Front Porch, and Tall Ceiling Height. 3 well-proportioned Bedrooms, 1 Bathroom make up the 2nd floor, with an oversized 3rd-floor Den/or 4th Bedroom. A separate side entrance provides added flexibility for future design concepts and potential income considerations. Located between both Withrow and Riverdale Parks, and within the highly sought-after Withrow and Riverdale CI school catchments, this East End address truly has it all. Steps to the Danforth's vibrant mix of shops, restaurants, and cafes, daily life here is as convenient as it is enjoyable. Commuting is effortless with quick access to streetcar and subway lines, or hop in the car and reach the DVP in just five minutes. Getting in, out, and around the city couldn't be easier. This is an exceptional opportunity to live in one of Toronto's most desirable neighbourhoods. Your dream home awaits.

Inclusions: All existing electrical light fixtures, window coverings, and appliances
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



154 Riverdale Ave Toronto Ontario M4K 1C3 Toronto E01 North Riverdale Toronto		Sold: \$1,635,000 List: \$1,599,000
Taxes: \$8,494.14/2026	For: Sale	% Dif: 102
Sold Date: 04/24/2026		
SPIS: No	Last Status: SLD	DOM: 10
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 20.83 x 100 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xMain
Dir/Cross St: Broadview & Danforth Directions: Broadview Ave and Riverdale Ave		

MLS#: E12998736 **PIN#:** 210670084

Legal: Plan M34 PT Lots 23 &24

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Forced Air, Heat Pump / Electric, Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck Interior Feat: Central Vacuum, Water Heater Owned, On Demand Water Heater	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	14.67	x 9.74	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	10.27	x 11.75	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	14.73	x 11.94	Eat-In Kitchen	Stainless Steel Appl	O/Looks Backyard
4	Family	Main	9.28	x 7.58	3 Pc Bath	W/O To Deck	O/Looks Backyard
5	2nd Br	2nd	14.99	x 12.76	Hardwood Floor	Bow Window	Closet
6	3rd Br	2nd	12.17	x 9.51	Hardwood Floor	Closet	Large Window
7	4th Br	2nd	8.73	x 8.69	Hardwood Floor	W/O To Sundeck	O/Looks Backyard
8	Prim Bdrm	3rd	14.99	x 14.07	Large Window	W/O To Sundeck	Vaulted Ceiling
9	Office	3rd	10.2	x 7.87	Large Window	O/Looks Backyard	
10	Rec	Bsmt	14.5	x 13.12	Above Grade Window		
11	Workshop	Bsmt	18.93	x 14.5	Above Grade Window		
12	Utility	Bsmt	6.56	x 9.84			
13	Foyer	Main	10.93	x 4.63	Closet		

Client Remks: Set on one of Riverdale's most sought-after streets, 154 Riverdale Ave is a stunning home that's sure to captivate you from the moment you open the front door! Step inside to soaring main-floor ceilings, where hardwood floors and oversized windows highlight large Living and Dining rooms. The massive eat-in Kitchen boasts lots of counter space - room for at least 2 at-home chefs to cook at once! A main-floor Family Room with a 3-piece bath sits just off the kitchen and overlooks the beautiful, fully fenced-in, private backyard and deck. Heading upstairs, you will find 3 large bedrooms on the second floor, all with hardwood flooring and large windows. One even has its own private sundeck overlooking the backyard! Laundry is also conveniently located on the 2nd floor - no more trips to the basement with loads to wash! The 3rd floor features the primary bedroom retreat with incredibly high ceilings and so much room to relax - inside or out (this floor also features a beautiful sundeck!). To complete the floor, there is an office which could easily be converted into a 5th bedroom. Heading to the basement, you will find a large sound-treated Rec room and a large Workshop. Sewer pipes under the house have all been replaced & a backwater valve added, waterline replaced from the street with copper, updated electrical and updated windows. This home ticks all the boxes! Located in the coveted Withrow School district and just steps from all it has to offer! Riverdale and Withrow Parks, The Rooster, The Perk, and the TTC are all just down the street!

Inclusions: Stainless Steel Fisher & Paykel Fridge, Stainless Steel Gas Range, Range Hood, Dishwasher, Central Vacuum, All Electric Light Fixtures, Window Blinds, High-efficiency gas furnace and heat pump (2022), Air Conditioning (cooling) is performed by the Heat Pump. On-Demand Hot Water Heater (2017), Shingle portion of roof replaced (2019).

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-637-8000



72 Harcourt Ave Toronto Ontario M4J 1J2 Toronto E01 Blake-Jones Toronto Taxes: \$6,501.40/2025 Sold Date: 01/23/2026 SPIS: No Last Status: SLD DOM: 65			Sold: \$1,625,000 List: \$1,769,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: N Acreage: 20.5 x 110 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x2nd	Dir/Cross St: Jones Ave and Harcourt Ave Directions: Jones Ave and Harcourt Ave

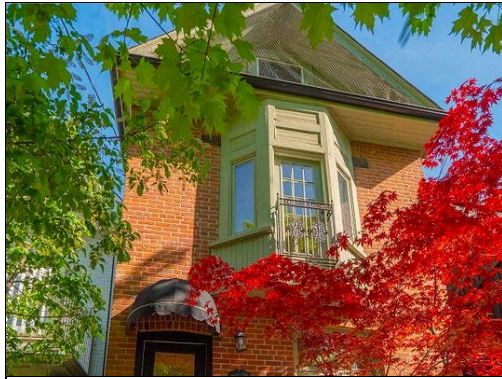
MLS#: E12560520 **PIN#:** 210480245
Legal: PT LT 32-33 BLK B PL 826 CITY EAST AS IN CA702182; CITY OF TORONTO

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: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 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: Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Interior Feat: Water Heater Owned	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: A
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 11.58	Hardwood Floor	Pot Lights	B/I Shelves
2	Dining	Main	12.4	x 10.93	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	15.26	x 14.01	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Mudroom	Main	9.58	x 7.84	Tile Floor	2 Pc Bath	W/O To Deck
5	Prim Bdrm	2nd	15.09	x 11.09	Hardwood Floor	B/I Closet	3 Pc Ensuite
6	2nd Br	2nd	13.16	x 9.58	Hardwood Floor	B/I Closet	
7	3rd Br	2nd	9.58	x 9.15	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Lower	21.75	x 14.67	Broadloom	Pot Lights	
9	Laundry	Lower	10.93	x 9.42	Broadloom	Pot Lights	Laundry Sink

Client Remks: Situated on a charming tree-lined street in the heart of South Riverdale, this beautifully updated detached home offers the perfect balance of modern upgrades and warm, inviting design. With three bedrooms, three bathrooms, and thoughtfully designed indoor and outdoor spaces, 72 Harcourt Road is the ideal setting for modern family living. From the street, this home presents exceptional curb appeal, complete with a covered front porch and low-maintenance landscaping enhanced by high-quality artificial turf with built-in irrigation. The moment you step inside, you're welcomed by an open-concept main floor featuring rich hardwood floors, pot lights, and well-proportioned principal rooms. The living room overlooks the front garden and features a custom built-in feature wall, creating an elegant backdrop for everyday living and family gatherings. The adjoining dining area is spacious and seamlessly flows into the modern kitchen anchored by a large centre island, integrated high-end appliances, and an entire wall of pantry cabinetry for optimal storage. A standout feature is the functional rear mudroom with a stylish two-piece powder room and walk-out to the private backyard thoughtfully designed for everyday ease and functionality. Upstairs, hardwood floors continue through three well-appointed bedrooms. The spacious south-facing primary suite includes built-in closets with organizers and a stylish three-piece ensuite. Two additional bedrooms, each with built-in closets, share a beautifully updated four-piece bathroom. The finished lower level extends the living space with a generous recreation room, ample storage, and additional flexibility for a playroom, office, or home gym. Outdoors, the rear garden is a private and low-maintenance retreat, complete with an expansive tiered wood deck, an outdoor kitchen with prep sink and BBQ, and more premium artificial turf. Two parking spaces off the laneway add a rare level of convenience in the city.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



4 Albemarle Ave Toronto Ontario M4K 1H7 Toronto E01 North Riverdale Toronto		Sold: \$2,250,000 List: \$1,799,000	
Taxes: \$7,971/2025		For: Sale	% Dif: 125
Sold Date: 05/28/2026			
SPIS: No	Last Status: SLD	DOM: 1	
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	20 x 106 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x4xBsmt	
Dir/Cross St: Hampton and Albemarle		Directions: One way west from Logan	

MLS#: E13197606 **PIN#:** 210660291
Legal: PLAN 60E PT LOTS 40 & 41

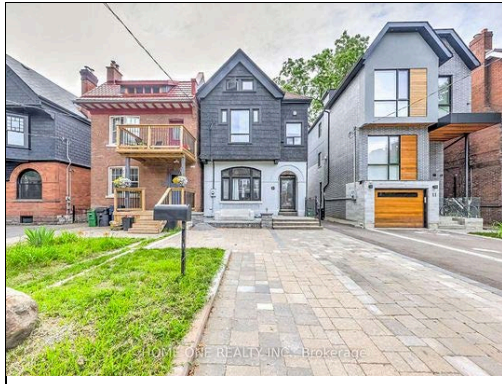
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: 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	11.35	x 10.53	Hardwood Floor	Picture Window	French Doors
2	Dining	Main	14.8	x 12.34	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	14.7	x 11.48	Renovated	Hardwood Floor	W/O To Yard
4	Prim Bdrm	2nd	14.7	x 13.62	Hardwood Floor	Bay Window	W/I Closet
5	2nd Br	2nd	12.8	x 9.61	O/Looks Backyard	Double Closet	Broadloom
6	3rd Br	3rd	16.4	x 10.17	Hardwood Floor	O/Looks Backyard	Skylight
7	4th Br	3rd	13.75	x 10.01	Hardwood Floor	Window	
8	Rec	Bsmt	19.88	x 13.98	Hardwood Floor	Window	Pot Lights
9	Office	Bsmt	8.63	x 7.55	Concrete Floor	Window	3 Pc Bath

Client Remks: The street everyone dreams of living on. Welcome to one of Riverdale's most coveted addresses, 4 Albemarle Ave is truly a special offering, that is just steps to Withrow Park. This exceptional Detached 3 storey family home has everything buyers are searching for. Thoughtfully designed with 4 spacious bedrooms, a finished basement, 2 car laneway parking and a renovated family sized kitchen with a centre island and a walk out to a private fenced garden perfect for summer dinners, kids playing or quiet mornings with coffee. Filled with warmth, charm and character throughout, this is the kind of home that instantly feels special the moment you walk through the door. Located in the coveted Withrow Avenue Public School, Earl Grey and Riverdale Collegiate catchments and only steps to the Danforth, subway, incredible restaurants, coffee shops and all the best of east end living. Opportunities like this rarely come along. Riverdale living at its finest. A turnkey family home in the heart of prime Riverdale.

Inclusions: Stainless Steel Fridge, Gas Stove, Built-in dishwasher. Washer and Dryer, mostly new light fixtures, GB&E, 4 ductless A/C units, garden shed

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



13 Simpson Ave
Toronto Ontario M4K 1A1
 Toronto E01 North Riverdale Toronto
Taxes: \$9,818.21/2025 **For:** Sale **% Dif:** 94
Sold Date: 03/31/2026
SPIS: No **Last Status:** SLD **DOM:** 25
Sold: \$1,700,000
List: \$1,799,000
Detached **Fronting On:** S **Rms:** 12 + 2
Link: N **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 25 x 113 Feet **Washrooms:** 5
Irreg: 1x4xMain, 1x4x2nd, 1x4x2nd,
 1x4x3rd, 1x4xBsmt
Dir/Cross St: Broadview And Simpson
Directions:
 North of Gerrard St. E and East of Broadview Avenue, One way traffic from East to West only.

MLS#: E12853236 **PIN#:** 210690595
Legal: Plan M95 Lot 89, Toronto, To Be Continued

Kitchens: 3 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster / Wood Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	14.67	x 8.01	Laminate	Window
2	Living	Main	13.85	x 11.32	Laminate	W/O To Deck
3	Family	Main	16.17	x 12.83	Hardwood Floor	
4	Kitchen	Main	14.01	x 11.68	Ceramic Floor	Granite Counter
5	Br	Main	18.5	x 11.84	Hardwood Floor	Large Window
6	2nd Br	2nd	13.25	x 11.84	Hardwood Floor	Double Closet W/O To Balcony
7	Prim Bdrm	2nd	18.27	x 13.68	Hardwood Floor	Double Closet
8	3rd Br	2nd	15.85	x 10.99	Hardwood Floor	Double Closet Ensuite Bath
9	Living	3rd	15.85	x 13.85	Combined W/Dining	Laminate
10	Dining	3rd	15.85	x 13.85	Combined W/Living	Laminate
11	Kitchen	3rd	15.68	x 12.99	Laminate	
12	4th Br	3rd	17.85	x 12.34	Laminate	

Client Remks: Rare Detached Home Boasts Unique Architectural Features In a Desirable, Family-Friendly Neighbourhood North Riverdale With Charm And Character Throughout, High Ceiling, Skylight Spotlights, Two Staircases, The Above Grade Finished Area 2705 SQF Offers Incredible Flexibility With Two Spacious Units Ideal For Multi-Generational Living, a Strategic Investment Property, or Easy Conversion to a Single-Family Home., Big Deck, Owner Spent \$\$\$ For Reno, New Interlock, Fully Finished Basement With a Separate Entrance, Perfect For Extra Living Space. No Rental Item To Be Paid At All! Tenant Could Stay Or Vacant Possession With 60 Days Notice, Closed To Bridgepoint Health, Library, Parks, TTC, Super Markets, Restaurants, Banks, Street Car Ride To U Of T Downtown Campus, Streetcar Access To Broadview Subway Station Directly!
Inclusions: 3 Fridges, 3 Stoves, 2 Dishwasher, 3 Sets Of Washer And Dryer, On Suite Laundry. All Existing Light Fixtures. Hot Water Tank(2023) Is Owned.
Listing Contracted With: HOME ONE REALTY INC. Ph: 905-604-6918



103 Harcourt Ave Toronto Ontario M4J 1J3 Toronto E01 Blake-Jones Toronto		Sold: \$1,750,000 List: \$1,799,900	
Taxes: \$7,714.31/2026		For: Sale	% Dif: 97
Sold Date: 06/01/2026			
SPIS: No	Last Status: SLD	DOM: 13	
Detached	Fronting On: W	Rms: 10	
Link: N	Acreage:	Bedrooms: 4	
2 1/2 Storey	21 x 137 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x3rd	
Dir/Cross St: Pape and Danforth Directions: Pape and Danforth			

MLS#: E13144998 **PIN#:** 210480312
Legal: PT LT 11 PL 296E TORONTO AS IN CA535898; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Full / Unfinished / criteria.basementFeatures,yn.Development / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1915 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: School Exterior Feat: Deck, Porch Interior Feat: Air Exchanger, On Demand Water Heater, Separate Heating Controls, Sump Pump, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	15.68	x 9.91	
2	Kitchen	Main	12.01	x 11.52	
3	Family	Main	15.26	x 10.76	
4	Powder Rm	Main	0	0	
5	2nd Br	2nd	9.68	x 10.01	
6	3rd Br	2nd	9.68	x 10.76	
7	4th Br	2nd	11.84	x 15.26	
8	Bathroom	2nd	0	0	
9	Prim Bdrm	3rd	25.92	x 10.93	
10	Bathroom	3rd	0	0	5 Pc Ensuite

Client Remks: An absolute standout in East Riverdale, 103 Harcourt Avenue has undergone a total professional transformation (2021-2024) with full permits and ESA certification, offering the caliber of a custom new build. Backing directly onto the park for ultimate privacy, this meticulously rebuilt 4-bedroom home features a main level designed for seamless entertaining, flowing from a spacious dining area into a showstopping chef's kitchen with a 10-foot Caesarstone island and premium JennAir appliances. The sun-drenched family room boasts custom built-ins and a massive wall of windows opening to an expansive back deck and a rare, large backyard. Solid oak stairs lead to the upper levels, highlighted by an entire third floor dedicated to a massive primary retreat with a spa-like ensuite and custom "His and Hers" closets. Mechanically in a league of it's own, the home features a new roof (2024), 100% new plumbing/electrical, a high-velocity zoned HVAC system, and a Lifebreath HRV. The high-ceiling basement offers a separate entrance and architectural drawings for future development. Located in the coveted Frankland School catchment, steps from Withrow Park, the Danforth, and the Pape subway/future Ontario Line hub, this turnkey luxury home offers unmatched connectivity and long-term value. Quiet street with excellent permit parking availability.

Inclusions: Fridge, stove, microwave, hood vent, dishwasher, washer, dryer, electric light fixtures and window coverings

Listing Contracted With: ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES **Ph:** 905-844-2022



25 Riverdale Ave Toronto Ontario M4K 1C2 Toronto E01 North Riverdale Toronto Taxes: \$9,810.68/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$2,068,000 List: \$1,875,000 For: Sale % Dif: 110
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 22.75 x 148.83 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 2 Washrooms: 3 1x3xLower, 1x2xMain, 1x4x2nd	Dir/Cross St: EAST OF BROADVIEW / SOUTH OF DANFORTH Directions: EAST OF BROADVIEW / SOUTH OF DANFORTH

MLS#: E13090792 **PIN#:** 210670377
Legal: PT LT41-42 PL 373 RIVERDALE AS IN CA351515; S/T CA351515 & T/W ER131972 & CA351515 EXCEPT THE EASEMENT THEREIN (FIRSTLY DESCRIBED); CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1902 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Interior Feat: Atrium, Auto Garage Door Remote, Carpet Free, In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1956 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 12.63	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	12.17	x 11.02	Hardwood Floor	French Doors	Window
3	Kitchen	Main	11.52	x 11.48	O/Looks Family	Centre Island	2 Pc Bath
4	Bathroom	Main	8.33	x 2.43	2 Pc Bath		
5	Rec	Lower	14.44	x 12.07	Skylight	Vaulted Ceiling	W/O To Yard
6	Br	Lower	14.76	x 12.24	Hardwood Floor	Window	
7	Bathroom	Lower	8.79	x 8.73	3 Pc Bath	Ensuite Bath	
8	Study	Lower	10.24	x 8.43	Window		
9	Living	2nd	19.03	x 17.85	Cathedral Ceiling	Window	O/Looks Frontyard
10	Dining	2nd	19.03	x 17.85	Combined W/Living	Window	O/Looks Frontyard
11	Kitchen	2nd	12.76	x 9.15	Galley Kitchen	Window	
12	Br	2nd	19.03	x 17.85	Window	Window	O/Looks Backyard
13	Bathroom	2nd	8.53	x 7.68	4 Pc Bath	Window	
14	Br	3rd	17.32	x 10.17	O/Looks Living	Hardwood Floor	W/O To Sunroom
15	Sunroom	3rd	13.75	x 9.65	Irregular Rm	W/O To Terrace	
16	Laundry	Lower	8.83	x 8.43	Laundry Sink		
17	Other	Lower	14.07	x 7.51	B/I Shelves		

Client Remks: Welcome to 25 Riverdale Avenue - a rare opportunity to create your dream home in prestigious North Riverdale. Nestled on a quiet residential street, this 2-storey fully detached brick residence sits on a generous 22.75 x 149 ft lot and includes a 366 sq. ft. double-car garage (2007) with convenient laneway access. Originally built in 1902 the property is currently configured as two self-contained units, featuring an updated 2-level main unit (2010) and 2-level upper unit with walk-out to south facing deck with stunning tree top view. Offering approximately 2,000 sq. ft. of living space plus a finished basement with direct walk-out to a sun-filled, south-facing backyard, the home offers exceptional versatility for those considering a conversion back to a single-family residence or a multigenerational layout. This flexibility makes it an ideal opportunity for both investors and end-users alike. Situated within the highly sought-after Withrow and Riverdale CI school catchments, the location is second to none. Perfectly positioned between Withrow Park and Riverdale Park, enjoy sunset and skyline views from nearby Rooster Coffee House, or take a short stroll to the vibrant shops, cafes, and restaurants along Danforth Avenue, Gerrard Street East and Queen Street East. With easy access to downtown via TTC, bike, or car, this coveted neighbourhood offers outstanding convenience paired with a strong sense of community.

Inclusions: Furnace (2024), 14 Windows and 2 Back Doors (Replaced in 2020). Fenced Back Yard (West Side 2019 - East Side 2023), Roof (2014), Garage (2007) Garage Shingles (2025), Garage Door Opener w/ Remote. Washer & Dryer. Electric Light Fixtures and Fans. Unit 1: S/S



20 Fenwick Ave		Sold: \$2,952,000
Toronto Ontario M4K 3H3		List: \$1,999,000
Toronto E01 North Riverdale Toronto		
Taxes: \$11,302.50/2026	For: Sale	% Dif: 148
Sold Date: 04/20/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: W	Rms: 9
Link: N	Acreage:	Bedrooms: 4
3-Storey	24 x 119 Feet	Washrooms: 3
	Irreg:	1x3x3rd, 1x4x2nd, 1x2xMain
Dir/Cross St: Danforth/Carlaw Directions: GPS		

MLS#: E12998852	PIN#: 210620307
Legal: Plan 9E Lot 43 S Pt Lot 44	

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Membrane Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: None	Zoning: Residential Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.7	x 16.17	Hardwood Floor		
2	Kitchen	Main	15.19	x 12.07	Hardwood Floor	Open Concept	
3	Dining	Main	13.48	x 8.6	Hardwood Floor		
4	Family	Main	19.69	x 13.32	Hardwood Floor	Skylight	
5	Br	2nd	13.52	x 12.3	Hardwood Floor	W/I Closet	
6	2nd Br	2nd	13.48	x 10.14	Hardwood Floor	Closet	
7	3rd Br	2nd	12.57	x 8.4	Hardwood Floor	Bay Window	
8	Den	3rd	18.96	x 15.68	Hardwood Floor		
9	Prim Bdrm	3rd	11.22	x 10.89	Hardwood Floor	3 Pc Ensuite	W/I Closet
10	Br	Bsmt	28.35	x 18.31			
11	Office	Bsmt	19.16	x 13.29			

Client Remks: Find your perfect fit on Fenwick! An exceptional, renovated Edwardian residence circa 1905, gracefully poised on one of Riverdale's most coveted, tree-lined streets. This distinguished three-storey home offers 4 bedrooms, 3 bathrooms, and a refined balance of character and luxury. The home's timeless facade sets the tone for what lies within. The thoughtfully designed main floor unfolds with grand principal rooms, where natural light, timeless architectural charm, hydronically heated hardwood floors and Gas fireplace create an atmosphere of warmth and sophistication. The plethora of custom built ins and seamless open-concept layout is ideal for both entertaining and everyday living. At the heart of the home, a chef's kitchen impresses with quartz countertops, marble backsplash, oversized centre island, bespoke cabinetry, and quality appliances. The space transitions effortlessly into a rare rear family room, illuminated by four skylights-an inviting backdrop for gathering and relaxing. A convenient powder room completes the main level. The second floor offers three bedrooms with ample storage, complemented by a stylish family bathroom. The entire level is enhanced by the comfort of radiant heated floors. Crowning the home, the third-floor primary suite serves as a private sanctuary, featuring a walk-in closet and a spa-inspired ensuite crafted for total relaxation. The lower level, with a separate walkout, presents a blank canvas to create a space tailored to your needs. Outdoors, a private backyard provides a peaceful urban retreat, while the detached two-car garage with lane access offers the ultimate parking convenience and storage. Perfectly located steps from Withrow and Riverdale Park, and the vibrant shops and restaurants of the Danforth, offering an unparalleled lifestyle defined by coveted top-tier schools and community. Riverdale living at its finest!

Inclusions: Refrigerator, Gas Range, Range Hood, Dishwasher, Sharp Microwave Drawer, Clothes Washer and Dryer, All existing window coverings, All ELFs. High Efficiency NTI Boiler Providing Hydronic Heat and Domestic Hot Water. The Electric Baseboards on the 2nd Floor are for supplemental heat as there is In Floor Hydronic Heat - they have never been turned on and can be removed if desired

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



20 Fairview Blvd
Toronto Ontario M4K 1L9
 Toronto E01 North Riverdale Toronto
Taxes: \$12,872.27/2025 **For:** Sale **% Dif:** 112
Sold Date: 05/26/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$2,568,000
List: \$2,288,000
Detached **Fronting On:** N **Rms:** 5 + 3
Link: N **Acreage:** **Bedrooms:** 3 + 1
 3-Storey 32.33 x 83 Feet **Washrooms:** 5
Irreg: 2x5x2nd, 1x3x3rd, 1x2xGround, 1x3xBsmt
Dir/Cross St: Broadview and Danforth
Directions:
 2 blocks south of Danforth off Broadview - Fairview is one way street going east from Broadview if by car - Broadview Subway Station - Broadview at Wolfrey Street Car Stop (504B King and 505 Dundas street cars)

MLS#: E13142682 **PIN#:** 210640083
Legal: PCL 2-1 SEC M306; LT 2 N/S FAIRVIEW AV PL M306 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Apx Sqft: 3500-5000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Patio, Porch, Porch Enclosed Interior Feat: Sump Pump, Storage, Carpet Free, Built-In Oven, Central Vacuum, Floor Drain, Garburator, In-Law Capability Security Feat: Smoke Detector, Carbon Monoxide Detectors, Monitored, Security System	Zoning: Residential Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Accessibility Feat: Open Floor Plan, Roll-In Shower HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.2	x 10.5	3 Pc Bath	Closet	Hardwood Floor
2	Living	Ground	14.44	x 16.73	Zero Clear Fireplace	Hardwood Floor	Bay Window
3	Dining	Ground	14.76	x 14.11	Bay Window	Hardwood Floor	Combined W/Kitchen
4	Kitchen	Ground	11.15	x 24.93	W/O To Sundeck	French Doors	Combined W/Dining
5	Powder Rm	Ground	4.59	x 6.23	Granite Floor	Granite Counter	
6	Prim Bdrm	2nd	12.14	x 16.73	Zero Clear Fireplace	Hardwood Floor	Bay Window
7	Bathroom	2nd	9.51	x 22.64	5 Pc Ensuite	Marble Floor	Bay Window
8	2nd Br	2nd	12.8	x 14.11	French Doors	W/O To Sundeck	Double Closet
9	Bathroom	2nd	15.75	x 8.2	5 Pc Ensuite	Granite Counter	Glass Sink
10	Laundry	2nd	5.91	x 118.11	Closet	Granite Counter	Tile Floor
11	3rd Br	3rd	12.14	x 16.73	French Doors	W/O To Balcony	Juliette Balcony
12	Office	3rd	12.14	x 14.44	Combined W/Br	Hardwood Floor	B/I Closet
13	Bathroom	3rd	5.25	x 10.17	Marble Floor	3 Pc Bath	
14	4th Br	Bsmt	10.83	x 14.11	Heated Floor	B/I Closet	Open Concept
15	Family	Bsmt	10.17	x 23.62	Open Concept	Open Concept	Heated Floor
16	Office	Bsmt	16.08	x 11.48	Stone Floor	Heated Floor	Open Concept
17	Bathroom	Bsmt	4.92	x 8.86	3 Pc Bath	Stone Floor	Heated Floor
18	Utility	Bsmt	15.09	x 6.23	Tile Floor		
19	Furnace	Bsmt	7.55	x 6.23	Tile Floor		
20	Office	Ground	8.5	x 7.51	French Doors	Stone Floor	Walk-Out

Client Remks: THE RIVERDALE RESET Experience a new benchmark of architectural elegance, set on a tree-line boulevard in North Riverdale, with this detached trophy residence representing a high-end transformation where no expense was spared. Spanning nearly 4,000 sq. ft. of total finished living space across four masterfully executed levels, the home is bathed in natural southern light and showcases a sophisticated interplay of bespoke finishes and contemporary luxury. The main level centers around a breathtaking 25-foot gourmet chef's kitchen engineered for grand-scale entertaining, featuring substantial hand-selected Quartzite surfaces, an elite professional appliance suite with Wolf, Sub-Zero and Miele, and a seamless walk-out to a professionally landscaped, low-maintenance rear private garden oasis. The primary



147 Hazelwood Ave Toronto Ontario M4J 1K4 Toronto E01 Blake-Jones Toronto Taxes: \$11,288.69/2026 Sold Date: 03/29/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,630,000 List: \$2,598,000 For: Sale % Dif: 101
Detached Link: N 3-Storey	Fronting On: S Acreage: 25 x 103.25 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 6 1x3xLower, 1x2xMain, 1x4x2nd, 1x5x2nd, 2x3x3rd	Dir/Cross St: Danforth & Jones Ave. Directions: South of Danforth & West of Jones Ave

MLS#: E12921140 **PIN#:** 210480204
Legal: PT LT D PL 139E TORONTO AS IN CT680443; CITY OF TORONTO

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: Apx Sqft: 3000-3500 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	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	Living	Main	23.65	x 12.6	Hardwood Floor	Combined W/Dining	Window Flr to Ceil
2	Dining	Main	23.65	x 12.6	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	23	x 20.08	Centre Island	Combined W/Family	Hardwood Floor
4	Family	Main	23	x 20.08	Gas Fireplace	Hardwood Floor	W/O To Patio
5	Prim Bdrm	2nd	20.01	x 14.24	5 Pc Ensuite	W/O To Deck	W/I Closet
6	2nd Br	2nd	12.6	x 10.6	Hardwood Floor	Window Flr to Ceil	Closet
7	3rd Br	3rd	17.49	x 12.5	3 Pc Ensuite	Window Flr to Ceil	Hardwood Floor
8	4th Br	3rd	17.26	x 12.5	3 Pc Ensuite	Window Flr to Ceil	Hardwood Floor
9	Rec	Lower	28.9	x 18.83	Fireplace	Walk-Out	Hardwood Floor
10	Br	Lower	12.07	x 9.91	Above Grade Window	Closet	Hardwood Floor

Client Remks: 147 Hazelwood Ave sits on a quiet, tree-lined street in the heart of Riverdale, steps from everything that makes this neighbourhood exceptional. Set on a 25 x 103 ft lot with 4,321 sqft of beautifully finished living space, this custom-built 3-storey home offers a rare combination of scale, thoughtful design & an unbeatable location. Hardwood floors & soaring 9-foot ceilings on every level create a sense of openness & grandeur that carries throughout. The main floor flows naturally between well-proportioned living & dining spaces, a dedicated family room & a chef's kitchen designed for both everyday comfort & effortless entertaining. The upper levels deliver four generous bedrooms plus a versatile fifth, complemented by 5 bathrooms, including a convenient main floor powder room, each featuring the quiet luxury of heated floors. The primary suite is a true retreat, with two walk-in closets & a 5-piece ensuite complete with a soaker tub, heated floors & body jets. Two private balconies offer coveted outdoor moments, including a breathtaking upper-level terrace with sweeping views of the city skyline. A rear deck extends the living space further, connecting seamlessly to the outdoors. A rare 3-car parking arrangement eliminates one of the city's most common frustrations. Withrow Park, one of Riverdale's finest green spaces, is a 5-minute walk from your front door. The Danforth, with its celebrated restaurants, cafes & shops, is equally close, as is TTC access that puts the rest of the city within easy reach. The home boasts a near-perfect Walk Score & an exceptional Transit Score, making car-free living genuinely effortless. Families will appreciate being situated in the Frankland School District, with Riverdale Collegiate Institute, one of the east end's most respected high schools, serving the area. 147 Hazelwood is a home that genuinely has it all, space, quality, location & the kind of details that reveal themselves over time.

Inclusions: Two Samsung televisions, Panasonic Washer & Dryer, Wolf 6-burner gas stovetop and oven, Miele oversized fridge and freezer, Miele dishwasher, Panasonic microwave, two electric fireplaces, one gas fireplace, metal automatic gate, eufy security system, all window coverings and light fixtures.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995

	80 Hogarth Ave Toronto Ontario M4K 1K3 Toronto E01 North Riverdale Toronto Taxes: \$9,600/2025 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 5		Sold: \$3,550,500 List: \$2,599,000 For: Sale % Dif: 137				
	Detached Link: N 2-Storey		Fronting On: N Acreage: 30 x 130 Feet Irreg:		Rms: 8 + 4 Bedrooms: 3 + 2 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xBsmt		
	Dir/Cross St: Broadview and Danforth Directions: E of Broadview S on Hampton						
MLS#: E12908978 Legal: Plan 851 Part Lot A							
PIN#: 210630084							
Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove 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: Garden Shed Survey Type: Unknown Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.99	x 11.98	B/I Fridge	Quartz Counter	Combined W/Br
2	Breakfast	Main	8.99	x 12.99	Stone Floor	O/Looks Garden	B/I Shelves
3	Dining	Main	14.76	x 10.99	Hardwood Floor	Bay Window	Pot Lights
4	Living	Main	14.99	x 13.58	Hardwood Floor	Fireplace	B/I Shelves
5	Foyer	Main	14.99	x 8.5	Stone Floor		
6	Prim Bdrm	2nd	19	x 12.99	Hardwood Floor	Double Closet	3 Pc Ensuite
7	2nd Br	2nd	10.6	x 12.27	Hardwood Floor	Closet	
8	3rd Br	2nd	11.58	x 12.6	Hardwood Floor	Double Closet	South View
9	Family	Lower	13.39	x 16.99	Hardwood Floor	Fireplace	B/I Shelves
10	4th Br	Lower	11.98	x 12.6	Broadloom	B/I Desk	
11	5th Br	Lower	9.97	x 9.97	Irregular Rm	Hardwood Floor	
12	Laundry	Lower	4.92	x 5.91			
Client Remks: Welcome to historic Hogarth Avenue, one of Riverdale's most prestigious streets. This detached three-bedroom home sits on an exceptional 30 x 130 ft lot and includes a private drive for two cars, as well as a separate detached garage-turned studio. Double glass doors from the studio open onto a stunning, tree-lined garden and a refined al fresco dining area. The main floor features a gracious foyer, a two-piece washroom, and elegant formal living and dining rooms, complete with a fireplace and custom built-ins. The beautifully designed kitchen (2024) with built in appliances includes an inviting breakfast room that overlooks the spacious, well-treed garden. The second floor offers three generous bedrooms with abundant closet space. The primary bedroom features a private ensuite, two double closets, and hardwood floors. The high-ceiling basement has its own separate entrance and includes a large family room with a fireplace and built-ins, two additional bedrooms, and a three-piece bathroom. A classic south-facing veranda provides the perfect setting for summer evenings or a quiet morning coffee. Minutes on foot to Danforth shops, the Big Carrot, restaurants and cafes, Chester Subway Station, the King streetcar, Withrow Park and all the enduring treasures of Riverdale. Excellent schools and Frankland Community School district.							
Inclusions: Built in fridge and freezer. Gas stove. Dishwasher. Washer/dryer. All window coverings.							
Listing Contracted With: <u>REAL ESTATE HOMEWARD</u> Ph: 416-698-2090							



47 Wroxeter Ave Toronto Ontario M4J 1E7 Toronto E01 North Riverdale Toronto Taxes: \$14,666.99/2025 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$2,550,000 List: \$2,698,000 For: Sale % Dif: 95
Detached Link: N 3-Storey	Fronting On: S Acreage: 24.64 x 121.94 Feet Irreg: Irregular	Rms: 10 + 4 Bedrooms: 2 + 1 Washrooms: 4 1x2xGround, 1x3x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: South of Danforth & West of Page Directions: Follow your GPS

MLS#: E13232920 **PIN#:** 210620012
Legal: PCL 2-1 SEC M155; PT LT 38 S/S WROXETER AV PL M311 TORONTO

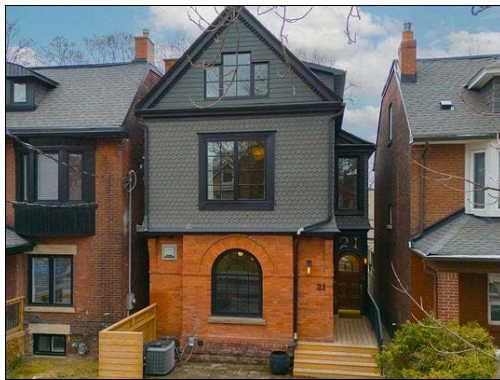
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator: Yes Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Porch Interior Feat: Bar Fridge, Built-In Oven, Sauna, Sump Pump, 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: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.42	x 6.82	B/I Closet	Stone Floor	B/I Bar
2	Dining	Main	17.09	x 12.24	Hardwood Floor	Dropped Ceiling	Recessed Lights
3	Living	Main	12.6	x 12.4	Hardwood Floor	Large Window	Elevator
4	Mudroom	Main	6.33	x 4.49	Slate Flooring	Walk-Out	2 Pc Bath
5	Family	2nd	18.83	x 11.91	Combined W/Kitchen	B/I Shelves	Large Window
6	Kitchen	2nd	21.82	x 12.17	Centre Island	Stainless Steel Appl	Breakfast Bar
7	Breakfast	2nd	11.75	x 10.99	Bay Window	Recessed Lights	3 Pc Bath
8	Prim Bdrm	3rd	16.67	x 12.76	Large Window	B/I Closet	Elevator
9	Bathroom	3rd	8.66	x 8.5	Stone Floor	Double Sink	Large Window
10	2nd Br	3rd	12.24	x 10.76	Hardwood Floor	B/I Closet	Large Window
11	Br	Lower	15.85	x 11.32	Slate Flooring	Large Window	Recessed Lights
12	Laundry	Lower	9.42	x 8.43	Slate Flooring	Window	Laundry Sink
13	Other	Lower	7.58	x 5.15	Sauna		

Client Remks: Fall in love with Riverdale: A turnkey sanctuary steps from Withrow Park. Imagine a lifestyle where Saturday mornings begin with a stroll through Withrow Park, coffee in hand, and evenings are spent hosting unforgettable dinner parties in a sun-drenched, architecturally distinctive home. Extensively renovated throughout, this exceptional residence offers the perfect blend of sophisticated design, luxurious amenities, and everyday comfort. Behind its charming facade lies a beautifully updated, light-filled home thoughtfully designed for modern living. Offering 2+1 bedrooms, 3 full bathrooms, and a main floor powder room, the layout is both functional and inviting. The lower-level bedroom feels anything but a typical "plus one" featuring high ceilings and 3 large south facing windows flood the space with natural light. At the heart of the home is a spectacular chef's kitchen, a true masterpiece designed for both entertaining and culinary excellence. Outfitted with premium appliances it features an oversized french-door refrigerator/freezer, a Wolf six-burner gas range with pot filler, built-in convection microwave, built-in steam oven and a stunning oversized island topped with illuminated Caesar stone countertop and breakfast seating. Engineered hardwood heated floors throughout the home, adding warmth and elegance to every room. Entertain effortlessly w the custom main floor bar, complete with a dishwasher, wine dispenser, warming drawer, and fridge. The second-floor family room offers a comfortable retreat with built-in media shelving and cabinetry, while Hunter Douglas window coverings throughout provide both style & privacy. This remarkable home continues to surprise and delight with bespoke features including a private sauna, an oversized custom wine room, and even a dedicated dog-paw washing station. Located within the Frankland Community School district. Detached two-car garage, this is more than just a home, it's a lifestyle upgrade!

Inclusions: All Hunter Douglas Roller Blinds, All electrical light fixtures including 2 wall painting light fixtures for stairwell. Basement: LG Steam Washing Machine & Dryer, LG Steam Smart Inverter Compressor. Main floor: Sub Zero Ice Maker & Fridge, Fisher & Paykel Dishwasher drawer, Enomatic Wine Serving System. Second Floor: Wolf 6-burner gas oven, Cove Panelled dishwasher, SubZero Stainless Steel French door Fridge/Freezer, Built-in Wolf wall convection microwave & separate Wall Steamer. Third Floor: 2 Mitsubishi Inverter Electric A/C wall units.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



21 Simpson Ave Toronto Ontario M4K 1A1 Toronto E01 North Riverdale Toronto Taxes: \$11,869/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$2,800,000 List: \$2,749,000 For: Sale % Dif:
Detached Link: N 3-Storey	Fronting On: S Acreage: 25 x 113 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xGround, 1x4x2nd, 1x3x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: Broadview & Simpson Ave Directions: One Way West From Howland Ave.

MLS#: E12916744 Assignment: No Legal: Plan M95 LOT85	PIN#: 076050201 Fractional Ownership: No
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Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1879 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: In-Law Suite, Built-In Oven, On Demand Water Heater, Bar Fridge	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	13.81	x 11.29	Hardwood Floor	Gas Fireplace	Formal Rm
2	Dining	Main	17.26	x 7.09	Hardwood Floor	Open Concept	W/O To Yard
3	Kitchen	Main	28.64	x 14.93	Hardwood Floor	Centre Island	Open Concept
4	Prim Bdrm	2nd	15.03	x 13.19	Hardwood Floor	4 Pc Ensuite	W/W Closet
5	2nd Br	2nd	16.86	x 13.62	Hardwood Floor	B/I Closet	Picture Window
6	Family	2nd	21.13	x 13.68	Hardwood Floor	Pot Lights	Large Window
7	3rd Br	3rd	20.37	x 13.39	Broadloom	Window	Closet
8	4th Br	3rd	13.65	x 13.39	Broadloom	Picture Window	Closet
9	Rec	Lower	22.21	x 6.66	Hardwood Floor	Pot Lights	Window
10	5th Br	Lower	10.93	x 8.33	Hardwood Floor	3 Pc Ensuite	Closet
11	Kitchen	Lower	12.7	x 6.92	Walk-Out	Tile Floor	Pot Lights

Client Remks: This is the one. And I don't say that lightly. A true Riverdale landmark. Detached. 3-storey Victorian. Circa 1885. And quite honestly... nothing like this has come to market here in a very, very long time. From the moment you arrive, your heart starts racing. The scale. The presence. The history. The feeling. Inside, it only gets better. Soaring ceilings. A grand foyer that stops you in your tracks. Original mouldings and trims, beautifully preserved. Custom millwork woven seamlessly throughout. Every inch of this home has been thoughtfully reimagined with no expense spared, no detail overlooked. The custom staircase, handcrafted by Europerfect (yes, the same artisans behind the AGO and the Royal Conservatory), is a true work of art. White oak floors run throughout, grounding the home in warmth and elegance. And then... the living spaces. A formal living room that feels like something out of a magazine, herringbone floors, custom built-ins, architectural windows, and a marble-wrapped gas fireplace that anchors it all. The custom kitchen? A dream. Oversized island. Endless storage. Top-of-the-line appliances. This is where life happens, morning coffees, late-night glasses of wine, unforgettable dinners with the people you love. Upstairs, the home just keeps giving. A second-floor retreat that redefines how a family lives, including a stunning open-concept family room that invites you to slow down and stay awhile. The primary suite is pure sanctuary. Custom closets. A spa-inspired ensuite with soaker tub and heated floors. You won't want to leave. The third floor offers two expansive bedrooms filled with natural light and a beautiful 5-piece bath perfect for kids, guests, or both. And the lower level? Fully finished. Bright. Versatile. With a separate entrance, second kitchen, and additional bedroom, ideal for a nanny suite, guests, or income potential. And yes...2 legal front pad parking spaces (with room for up to 4). You're going to fall in love! Inclusions: S/S Bosch 5 burner gas cooktop, S/S Bosch double oven, double S/S door fridge, built-in dishwasher, wine fridge, washer and dryer. Fridge in basement, built-in dishwasher, microwave. GB&E, CAC, electric light fixtures Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888
