

	95 1/2 Fuller Ave Toronto Ontario M6R 2C4 Toronto W01 Roncesvalles Toronto		Sold: \$870,000 List: \$850,000				
	Taxes: \$5,369/2025 Sold Date: 05/10/2026 SPIS: No Last Status: SLD DOM: 11		For: Sale % Dif: 102				
	Detached Link: N 1 1/2 Storey		Fronting On: E Acreage: 8.98 x 123.16 Feet Irreg: Lot widens to 19ft at point of house Dir/Cross St: Queen St W. & Fuller Avenue Directions: Sorauren Avenue & Pearson Avenue				
MLS#: W13057432 Assignment: No Legal: PT LT 8 PL 572 PARKDALE AS IN CT93027; S/T AND T/W CT93027; CITY OF TORONTO		PIN#: 213390232 Fractional Ownership: No Vacant Land Condo: No					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: N POTL Mo Fee: Laundry lev: Main		Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, School, School Bus Route Exterior Feat: Patio, Privacy, Landscaped Interior Feat: Primary Bedroom - Main Floor, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector, Alarm System		Zoning: Residential Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Shed Survey Year: 2010 Survey Type: Available Spec Desig: Unknown			
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.76	x 3.51	Tile Floor	Hardwood Floor	Wood Trim
2	Living	Main	14.17	x 8.6	Hardwood Floor	Large Window	Vaulted Ceiling
3	Dining	Main	14.07	x 9.25	Hardwood Floor	Combined W/Kitchen	Overlook Patio
4	Kitchen	Main	14.07	x 9.25	Hardwood Floor	Stainless Steel Appl	Combined W/Dining
5	Prim Bdrm	Main	10.33	x 10.24	Hardwood Floor	O/Looks Garden	Window
6	Laundry	Main	13.58	x 0.49	Tile Floor	B/I Shelves	
7	Loft	2nd	10.33	x 7.74	Broadloom	Window	B/I Shelves
Client Remks: Welcome to 95 1/2 Fuller Avenue, a cozy, one-of-a-kind detached home quietly tucked away in the heart of Roncesvalles, the perfect condo alternative. Beaming with charm and character, this thoughtfully designed one-bedroom residence features a versatile loft, ideal for guests or a quiet retreat. Step inside to a welcoming foyer leading to the open-concept living room with vaulted ceilings, creating an airy, light-filled space, beautifully anchored by a fireplace. The combined kitchen and dining is both stylish and functional, fitted with premium stainless steel appliances, ample cabinetry, and a convenient side entrance to the rear. A well-appointed bedroom features hardwood floors and views of the front gardens. The four-piece bathroom includes a spa tub. A convenient laundry and utility room with generous storage at the rear of the home. Set on a lot that widens to 19 feet at the home, there is an opportunity to expand, add a second level and a basement to significantly increase living space. In the meantime, enjoy your own urban oasis with front and side yards, perfect for lounging, gardening, or entertaining. Just steps to the TTC, you're moments from downtown core. Enjoy all that Roncesvalles and Parkdale have to offer, from trendy cafes and boutique shops to some of Toronto's best dining. For outdoor enthusiasts, nearby High Park and the scenic Lakeshore trails offer endless opportunities to explore.							
Inclusions: Whirlpool Fridge/Freezer, Kitchen Aid dishwasher, Kitchen Aid Stove, NuTone Range Hood, Whirlpool washer and dryer, light fixtures (except where excluded), curtains and rods, furnace and air conditioner.							
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910							



313 Sunnyside Ave Toronto Ontario M6R 2R3 Toronto W01 High Park-Swansea Toronto Taxes: \$9,170/2025 For: Sale % Dif: 130 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 9		
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: < .50 26.16 x 113.41 Feet Irreg:	Rms: 10 + 2 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x2xMain
Dir/Cross St: Roncesvalles Ave/Geoffrey St Directions: West of Roncesvalles Ave, North of Westminster Ave		

MLS#: W13450186 **PIN#:** 213450136
Legal: PT LT 27 PL 1269 CITY WEST AS IN CT834855; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Oil A/C: None Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: Appraiser Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone 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: Family Room, Fireplace/Stove, Public Transit, Wooded/Treed Exterior Feat: Deck, Privacy Interior Feat: None Security Feat: None	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Unknown Sewer: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.93	x 15.42	
2	Dining	Main	13.58	x 14.6	
3	Kitchen	Main	8.99	x 9.84	
4	Breakfast	Main	21.26	x 7.09	
5	Prim Bdrm	2nd	11.25	x 15.32	
6	2nd Br	2nd	9.91	x 15.32	
7	3rd Br	2nd	9.74	x 18.34	
8	4th Br	3rd	8.33	x 16.93	
9	5th Br	3rd	8.43	x 16.08	
10	Family	3rd	17.09	x 19.59	
11	Common Rm	Bsmt	21.26	x 6.66	
12	Common Rm	Bsmt	8.5	x 15.42	

Client Remks: Rare opportunity to acquire a grand circa-1910 detached residence on one of Roncesvalles Village's most desirable tree-lined streets. Showcasing a striking Victorian brick facade, distinctive roofline, and exceptional architectural presence, this landmark property offers approximately 2,391 sq. ft. above grade plus a full basement on a generous lot. Formerly configured as a triplex, the home presents a unique opportunity for end-users, builders, architects, and renovators to create a spectacular custom residence in one of Toronto's most sought-after neighbourhoods. Rich with original character and period details, the possibilities are endless for those looking to restore, redesign, or reimagine a truly special property. Steps to Roncesvalles Village's vibrant shops, cafes, restaurants, parks, schools, TTC, and High Park. A rare chance to transform an iconic home in an exceptional location. Property being sold in "as-is, where-is" condition.

Inclusions: All existing fixtures and chattels currently on the property, if any, in as-is condition.

Listing Contracted With: THE BEHAR GROUP REALTY INC. **Ph:** 416-636-8898



34 Saunders Ave		Sold: \$1,270,000
Toronto Ontario M6R 1B8		List: \$1,200,000
Toronto W01 Roncesvalles Toronto		
Taxes: \$7,435/2025	For: Sale	% Dif: 106
Sold Date: 05/16/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: E	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 2
2 1/2 Storey	20.42 x 80 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4xBsmt, 1x4x2nd
Dir/Cross St: Queen & Sorauren Directions: Queen & Sorauren		

MLS#: W13103932 **PIN#:** 213390130
Legal: Plan 336, Pt Lot 4&5

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / W/O / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Veneer Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Beach, Cul De Sac, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit Interior Feat: In-Law Capability, In-Law Suite, Sump Pump, Upgraded Insulation, Water Heater Owned Security Feat: Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In 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	12.8	x 11.98	Casement Windows	O/Looks Dining	Parquet Floor
2	Kitchen	Main	22.97	x 11.98	W/O To Porch	O/Looks Living	Bamboo Floor
3	Br	Main	11.32	x 11.15	Parquet Floor	Closet	Casement Windows
4	Bathroom	Main	0	0	4 Pc Bath	Soaker	Skylight
5	Living	2nd	14.44	x 11.81	Gas Fireplace	Casement Windows	Parquet Floor
6	Kitchen	2nd	11.15	x 10.5	W/O To Balcony	Overlook Patio	Bamboo Floor
7	Dining	2nd	11.98	x 9.15	Casement Windows	Parquet Floor	Combined W/Living
8	Bathroom	2nd	11.98	x 12.43	4 Pc Bath	Slate Flooring	Soaker
9	Prim Bdrm	3rd	22.31	x 15.09	Cork Floor	South View	Casement Windows
10	Rec	Bsmt	32.81	x 10.3	East View	5 Pc Bath	Walk-Out
11	Laundry	Bsmt	6.07	x 9.74	Raised Floor	Laminate	Laundry Sink
12	Bathroom	Bsmt	6.99	x 9.09	4 Pc Bath	Slate Flooring	Heated Floor

Client Remks: A unique home in one of Toronto's Neighborhood Tucked away on a quiet, peaceful, low-traffic, family-friendly cul-de-sac, this detached home offers the perfect blend of modern living and timeless character, just steps to vibrant Roncesvalles Village, High Park, top-rated schools, cafes, transit and lake. Home offers 1668 sqft above grade living space and 590sqft of basement total of 2258 sqft. Showcasing original architectural craftsmanship, including a stunning woodwork stairwell, the home is currently configured as two separate living spaces (plus walk-out basement)-ideal for investors, multi-generational living, those looking to offset their mortgage with rental income or buyers seeking a unique opportunity to create their dream single-family home. The main floor features a spacious one-bedroom suite with a large living area, open-concept kitchen and dining, and a charming bathroom with skylight and classic clawfoot tub-perfect for relaxed evening at home. Currently rented. Upstairs, natural light pours into the open concept living space ,where an updated kitchen, cozy onyx mantel gas fire place , and seamless flow to a private back deck create the perfect setting for everyday living and effortless entertaining. Morning coffee or tea, summer dinners, quiet evenings -it all happens here. The renovated bathroom features slate tiles and a luxurious soaker tub. The primary bedroom is a true retreat with three skylights, a bay window, cork flooring, reading nook, and abundant storage, plus access to a well-insulated attic .The finished basement includes a separate walk-out entrance, large laundry room, renovated bathroom with heated floors, and a versatile open space with endless possibilities...With multiple private entrances, a fully fenced backyard ideal for kids , pets, summer gathering and key upgrades including 200-amp service (2005), reinforced south-east and south foundation, rebuilt front porch and roof this home offers exceptional flexibility.

Inclusions: Washer, Dryer, Dishwasher, Gas stove 2nd floor, Stove main floor ,2 x Fridges, Hot water tank,Furness

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. **Ph:** 905-272-3434



82 Howard Park Ave Toronto Ontario M6R 1V6 Toronto W01 High Park-Swansea Toronto Taxes: \$7,511.98/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,560,100 List: \$1,238,000 For: Sale % Dif: 126
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 19 x 154.83 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 3 2x4, 1x2	
Dir/Cross St: Howard Park Ave & Roncesvalles Ave Directions: South on Roncesvalles, West on Howard Park Ave			

MLS#: W13204178 **PIN#:** 213480127
Legal: PT LT 41-42 PL 485 TORONTO AS IN CA519139; 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: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Concrete Block, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 10.76	Hardwood Floor	Window	Closed Fireplace
2	Dining	Main	13.58	x 12.01	Hardwood Floor	Window	Closet
3	Kitchen	Main	11.58	x 10.99	Hardwood Floor	Window	W/O To Yard
4	Prim Bdrm	2nd	14.99	x 13.48	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	11.52	x 8.99	Laminate	Window	Closet
6	3rd Br	2nd	11.52	x 8.99	Hardwood Floor	Window	Closet
7	4th Br	3rd	12.17	x 11.84	Double Closet	Window	
8	5th Br	3rd	10.43	x 8.43	Hardwood Floor	Window	
9	Rec	Lower	14.01	x 12.99	Laminate	Pot Lights	Closet
10	Laundry	Lower	12.99	x 9.32	Laundry Sink	Glass Block Window	W/O To Yard
11	Furnace	Lower	9.51	x 8.01			

Client Remks: Set on an exceptional 154' deep lot and just a short stroll to both High Park and Roncesvalles Village, this detached daily home offers a rare combination of timeless character, versatile living space, and outstanding long-term potential in one of Toronto's most established west-end neighbourhoods. Rich in original charm, the home features high ceilings, a bay window, exposed brick, and original trim details throughout. Offering 5 bedrooms, 2.5 bathrooms including a main floor powder room, front pad parking, central A/C, and an adaptable layout, the home is well suited to a variety of living arrangements. Previously configured as a multi-family residence, the floor plan retains excellent functionality with an additional rear staircase providing access to the basement, main, and second floors, and a rough-in for a kitchen in the back bedroom on the 2nd level. The third storey is a standout feature, offering impressive 8'10" ceilings in the primary bedroom, while the basement benefits from a comfortable 7'3" ceiling height. A rare opportunity to secure a detached home with parking, generous living space, in a great school catchment with endless possibilities.

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



40 Fuller Ave Toronto Ontario M6R 2C3 Toronto W01 Roncesvalles Toronto Taxes: \$9,094.29/2025 Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,638,027 List: \$1,249,000 For: Sale % Dif: 131
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 18.19 x 104.21 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Marion/South of Pearson Directions: Marion/South of Pearson

MLS#: W13430926 **PIN#:** 213390166
Legal: PT LT 13-14 PL 467 PARKDALE AS IN CA730893; T/W CA730893; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Membrane, Asphalt Shingle Foundation: Stone 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: Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: ERV/HRV, Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 13.48	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.48	x 9.84	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	19.26	x 9.84	Hardwood Floor	Quartz Counter	W/O To Yard
4	Family	2nd	12.01	x 10.5	Hardwood Floor	Window	
5	Prim Bdrm	2nd	12.17	x 14.01	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	9.32	x 10.17	Hardwood Floor	Window	O/Looks Backyard
7	3rd Br	3rd	8.01	x 13.58	Hardwood Floor	Window	
8	4th Br	3rd	15.42	x 13.75	Hardwood Floor	Window	Closet
9	Rec	Bsmt	16.24	x 12.24	Laminate	Window	Pot Lights

Client Remks: A spectacular 2.5-storey Victorian in the heart of Roncesvalles Village, masterfully renovated from top to bottom while preserving its timeless character. Originally built in 1890 and thoughtfully redesigned by Etude Studios, this exceptional home seamlessly blends historic charm with sophisticated modern luxury. The main floor impresses with soaring 10-foot ceilings, herringbone engineered hardwood floors, custom built-ins, designer lighting and a stunning custom fireplace mantle. At the heart of the home is a chef-inspired kitchen featuring custom cabinetry and premium Thermador appliances, including a high-end induction range and oversized refrigerator. A dramatic Reynaers folding glass wall opens completely to create seamless indoor-outdoor living, extending the dining space to a large composite deck and beautifully fenced private backyard. The second floor is designed for comfortable family living, featuring a luxurious primary suite with exposed brick, custom cabinetry and a private terrace, an additional spacious bedroom, a beautifully appointed bathroom and a generous family room. The third floor offers two additional bright bedrooms, ideal for children, guests or home offices. Two custom-designed bathrooms showcase premium fixtures and hardware from Perrin & Rowe, Rejuvenation and other luxury brands. The professionally finished lower level include radiant heated floors, an exposed stone foundation wall and abundant storage. Comfort and efficiency are paramount with radiant in-floor heating throughout the basement, main and second floor levels, complemented by five Heat pumps (heat & Air conditioning) providing customized climate control throughout the home. Additional upgrades include custom lighting, a custom front door and hardware, new roof, eavestroughs and exterior paneling completed in 2024, new composite decking and fencing, and refinished front porch and entry.

Inclusions: Thermador Induction Stove, Thermador Fridge, Thermador Dishwasher, Smeg Microwave Oven, Washer, Dryer, Bathroom mirrors, Window coverings and rods, All Electric Light Fixtures, Gas Boiler and Equipment, 5 Heat pumps, TV brackets

Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100



32 Radford Ave Toronto Ontario M6R 1Z6 Toronto W01 High Park-Swansea Toronto Taxes: \$7,653.99/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,450,000 List: \$1,295,000 For: Sale % Dif: 112
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 122 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Roncesvalles & Dundas St W Directions: Along Bloor, south on Indian Rd, east on Radford

MLS#: W13163202 **PIN#:** 213500152
Legal: PT LT 8 PL 473 TORONTO AS IN WG116739; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.24	x 10.6	
2	Dining	Main	15.42	x 10.6	
3	Kitchen	Main	11.52	x 8.99	
4	Mudroom	Main	8.43	x 6.99	
5	Prim Bdrm	2nd	13.85	x 10.66	
6	2nd Br	2nd	13.85	x 10.66	
7	3rd Br	2nd	10.99	x 9.51	
8	Den	2nd	9.15	x 5.35	
9	Laundry	Lower	23	x 8.99	

Client Remks: Endless potential in a highly accessible location in the heart of High Park - Roncesvalles! Detached 3-bedroom brick home, ready for your vision - renovate, expand or reimagine. Generous 25' x 122' lot -- 1,450 square feet of above-grade living space -- Lovely backyard with double car garage via laneway -- Full lower level with 6'9" ceiling height -- Excellent building and laneway potential reports available! Life in Roncy -- Enjoy all that this vibrant neighbourhood has to offer: an abundance of cafes and independent shops in Roncesvalles Village and Bloor by the Park; seamless connectivity via the UP Express, Bloor subway line, streetcars, and the West Toronto Railpath; plus easy access to major highways. Just a short stroll to High Park, the Lake Ontario waterfront, and scenic cycling routes. Located within highly regarded school catchments, including Howard Junior Public School with French immersion.

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



32 Radford Ave Toronto Ontario M6R 1Z6 Toronto W01 High Park-Swansea Toronto Taxes: \$7,653.99/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,450,000 List: \$1,295,000 For: Sale % Dif: 112
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 122 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Roncesvalles & Dundas St W Directions: Along Bloor, south on Indian Rd, east on Radford

MLS#: W12983448 **PIN#:** 213500152
Legal: PT LT 8 PL 473 TORONTO AS IN WG116739; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1907 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: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.24	x 10.6	
2	Dining	Main	15.42	x 10.6	
3	Kitchen	Main	11.52	x 8.99	
4	Mudroom	Main	8.43	x 6.99	
5	Prim Bdrm	2nd	13.85	x 10.66	
6	2nd Br	2nd	13.85	x 10.66	
7	3rd Br	2nd	10.99	x 9.51	
8	Den	2nd	9.15	x 5.35	
9	Laundry	Lower	23	x 8.99	

Client Remks: Endless potential in a highly accessible location in the heart of High Park - Roncesvalles! Detached 3-bedroom brick home, ready for your vision - renovate, expand or reimagine. Generous 25' x 122' lot -- 1,450 square feet of above-grade living space -- Lovely backyard with double car garage via laneway -- Full lower level with 6'9" ceiling height -- Excellent building and laneway potential reports available! Life in Roncy -- Enjoy all that this vibrant neighbourhood has to offer: an abundance of cafes and independent shops in Roncesvalles Village and Bloor by the Park; seamless connectivity via the UP Express, Bloor subway line, streetcars, and the West Toronto Railpath; plus easy access to major highways. Just a short stroll to High Park, the Lake Ontario waterfront, and scenic cycling routes. Located within highly regarded school catchments, including Howard Junior Public School with French immersion.

Inclusions: Existing appliances and mechanicals in as-is condition.

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



219 Howard Park Ave Toronto Ontario M6R 1V9 Toronto W01 High Park-Swansea Toronto Taxes: \$8,416/2025 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,618,900 List: \$1,299,000 For: Sale % Dif: 125
Detached Link: N 2-Storey	Fronting On: S Acreage: 40 x 108.87 Feet Irreg:	Rms: 9 + 4 Bedrooms: 3 + 2 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Parkside Dr. & Howard Park Ave. Directions: Just East of Parkside Dr.

MLS#: W13418388 **PIN#:** 213490244
Legal: PT LT 18 PL 1257 TORONTO AS IN CA556885; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance / Finished Fireplace/Stv: Y Heat: Baseboard, Radiant / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Awnings, Deck, Patio, Porch Interior Feat: In-Law Capability, In-Law Suite, Rough-In Bath, Storage, Workbench Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 27.82	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	11.29	x 14.3	Hardwood Floor	Pot Lights	Stained Glass
3	Family	Main	13.25	x 13.62	Hardwood Floor	Fireplace	Large Window
4	Kitchen	Main	12.17	x 13.09	Hardwood Floor	W/O To Patio	Sliding Doors
5	Prim Bdrm	2nd	12.37	x 13.06	Hardwood Floor	W/O To Balcony	W/I Closet
6	2nd Br	2nd	10.99	x 15.94	Hardwood Floor	Large Window	Stained Glass
7	3rd Br	2nd	12.01	x 13.55	Hardwood Floor	Large Window	Closet
8	Office	2nd	10.66	x 7.28	Hardwood Floor	Combined W/Br	Semi Ensuite
9	Bathroom	2nd	10.66	x 7.02	Tile Floor	Pedestal Sink	Separate Shower
10	Living	Bsmt	11.61	x 14.57	Broadloom	Side Door	Pot Lights
11	4th Br	Bsmt	10.37	x 11.42	Broadloom	Closet	Window
12	5th Br	Bsmt	10.4	x 10.99	Broadloom	Window	
13	Kitchen	Bsmt	6.43	x 10.83	Tile Floor	Breakfast Area	

Client Remks: Welcome to 219 Howard Park Avenue. This detached family home in the heart of Roncesvalles offers exceptional space, flexibility, and opportunity, and sits on an impressive 40' frontage lot. The main floor is a standout. With a front sitting room, spacious living room, separate dining room, and large eat-in kitchen overlooking the backyard, the layout offers a rare combination of generous principal rooms and effortless flow. The beauty of this home is that you could move in tomorrow and enjoy it exactly as it is. Yet as you walk through it, it's hard not to imagine the possibilities. Upstairs, the primary suite features a walk-in closet, dedicated office space, already plumbed for a future ensuite bathroom, and a walk-out to a flat rooftop with exciting potential for a private terrace. Two large additional bedrooms and a custom 4-piece bathroom complete the second floor. The lower level, with its separate entrance, two bedrooms, living area, and kitchen space, offers excellent flexibility for extended family, multi-generational living, or future income potential. Just steps from High Park, schools, neighbourhood cafes, shops, restaurants, transit, and everything that makes Roncesvalles so beloved. A home you'll enjoy from day one, and one that may just inspire your next chapter.

Inclusions: Fridge, Stove, Microwave, Washer/Dryer, all ELF's, all Window Coverings. Fridge, Stove, Microwave, Washer/Dryer, all ELF's, all Window Coverings.

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY **Ph:** 416-864-3888



177 Glendale Ave
Toronto Ontario M6R 2T4
Toronto W01 High Park-Swansea Toronto
Taxes: \$7,948.07/2025
Sold Date: 06/02/2026
SPIS: No
Last Status: SLD
DOM: 7

Sold: \$1,833,000
List: \$1,490,000
For: Sale
% Dif: 123
Fronting On: E
Acreage: 26.51 x 120 Feet
Irreg:
Rms: 7
Bedrooms: 4
Washrooms: 4
1x4xMain, 1x4x2nd, 1x3x2nd, 1x3x3rd
Dir/Cross St: Roncesvalles Ave & Wright Ave **Directions:** Wright & Glendale

MLS#: W13180266
Legal: PT LT 12-13 BLK B PL 772 NORTH WEST ANNEX AS IN CA230759; CITY OF TORONTO

PIN#: 213440230

Kitchens: 1
Fam Rm: N
Basement: Full
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: No
Apx Age:
Apx Sqft: 1500-2000
Roof: Asphalt Shingle
Foundation: Unknown
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: Hospital, Park, Public Transit
Interior Feat: Built-In Oven, Carpet Free, Countertop Range, In-Law Capability, In-Law Suite

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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Welcome to a truly extraordinary, fully reimagined home in one of Toronto's most coveted neighbourhoods. Offering a rare opportunity to be the first to live in a completely renovated, down-to-the-studs residence. This home has been been meticulously redesigned and rebuilt. From the electrical, plumbing, insulation, drywall, and windows to the high-end appliances and sophisticated modern finishes, no expense has been spared. Thoughtfully crafted for elevated everyday living, this home seamlessly blends contemporary luxury with timeless elegance. Ideally located just steps from High Park and the vibrant Roncesvalles Village, you'll enjoy boutique shopping, charming cafes, acclaimed restaurants, and convenient transit at your doorstep. A rare offering in one of Toronto's most desirable communities, this beautifully executed home delivers the perfect combination of style, quality, and location.
Inclusions: B/I Thermador Fridge, Thermador Oven, Thermador Dishwasher, Miele Cooktop, Range Hood, All ELFs
Listing Contracted With: T-ONE GROUP REALTY INC., **Ph:** 905-669-8881



27 Radford Ave Toronto Ontario M6R 1Z5 Toronto W01 High Park-Swansea Toronto Taxes: \$7,925.45/2025 Sold Date: 02/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,800,000 List: \$1,499,000 For: Sale % Dif: 120
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 119 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x4xLower	Dir/Cross St: Indian Road and Bloor St West Directions: Indian Road and Bloor St West

MLS#: W12731742 **PIN#:** 213500179
Legal: Pt Lt 10 Pl 473 Toronto as in CA393192; City 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 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Library, Park, Place Of Worship, Public Transit Exterior Feat: Lighting, Patio, Privacy Interior Feat: None Security Feat: 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	Main	13.25	x 11.02	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	11.32	x 11.15	Hardwood Floor	Bay Window	O/Looks Living
3	Kitchen	Main	15.45	x 10.24	South View	Stainless Steel Appl	Hardwood Floor
4	Prim Bdrm	2nd	14.67	x 12.86	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	9.71	x 10.73	Hardwood Floor	Closet	
6	3rd Br	2nd	11.15	x 9.71	Hardwood Floor	Closet	
7	Sunroom	2nd	9.68	x 9.51	South View	W/O To Garden	Hardwood Floor
8	Rec	Lower	19.36	x 11.81	Window	Staircase	

Client Remks: Charming detached updated gem in the heart of High Park/Roncesvalles Village! Just a minutes' walk to Bloor Street and the subway. A gracious front porch welcomes you, overlooking mature trees lining the quintessential Roncy street. Three bedrooms plus a second-floor office/sunroom overlooking the south garden. Custom kitchen featuring a large centre island with a drawered microwave and spacious pantry closet. Newly renovated, sleek second-floor bathroom. Character and modern touches abound, including a vintage tiled fireplace surround in the living room. The basement offers great ceiling height and excellent usability. This home checks all the boxes for entry into one of the city's most desirable neighbourhoods. Situated on a 20' x 119' lot with a sunny backyard and a rare, rebuilt two-car garage, with additional Laneway Housing potential. Located in the Howard Park Jr. PS district. High Park, the UP Express, and Gardiner access are just a few blocks away. Enjoy walkable access to Bloor West Village (European bakeries and cafes) and Roncesvalles Village (independent shops and restaurants). Direct access to High Park, Toronto's largest municipal park, offers endless recreational opportunities, including hiking, picnicking, zoo visits, and vibrant community events. A peaceful, leafy escape from city bustle while remaining exceptionally well connected.

Inclusions: See Schedule C.

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



19 Fern Ave Toronto Ontario M6R 1J9 Toronto W01 Roncesvalles Toronto Taxes: \$7,269.39/2025 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,731,622 List: \$1,499,000 For: Sale % Dif: 116
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 20 x 123 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Macdonell Ave and Fern Ave Directions: Macdonell Ave and Fern Ave

MLS#: W13021296 **PIN#:** 213360187
Legal: PT LT 49 PL 468 PARKDALE AS IN CA658310; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Baseboard, Water / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	1.41	x 7.91	Hardwood Floor	W/O To Porch	
2	Living	Ground	11.42	x 10.6	Hardwood Floor	Window	Pocket Doors
3	Dining	Ground	15.72	x 14.9	Hardwood Floor	Combined W/Sitting	Bay Window
4	Kitchen	Ground	15.72	x 12.37	Hardwood Floor	W/O To Deck	Updated
5	Foyer	Ground	3.97	x 10.96	Ceramic Floor	W/O To Deck	Updated
6	Prim Bdrm	2nd	15.72	x 12.04	Hardwood Floor	Bay Window	Large Closet
7	2nd Br	2nd	15.72	x 11.25	Hardwood Floor	Vaulted Ceiling	Ceiling Fan
8	Bathroom	2nd	6.96	x 8.76	Ceramic Floor	Heated Floor	Updated
9	Laundry	2nd	4.92	x 8.63	Hardwood Floor	Window	Updated
10	3rd Br	3rd	12.86	x 27.59	Bamboo Floor		
11	4th Br	Bsmt	15.55	x 10.14	Laminate	Pot Lights	
12	Family	Bsmt	15.55	x 15.58	Laminate	Pot Lights	
13	Tandem	Bsmt	15.55	x 7.32	Tile Floor	Pot Lights	
14	Utility	Bsmt	15.55	x 11.35	Ceramic Floor	W/O To Garden	
15	Bathroom	Bsmt	2.07	x 6.2			

Client Remks: A Creative Haven In The Heart Of Roncesvalles. Welcome To This Beautifully Updated 2 1/2-Storey, 3+1 Bedroom Detached Home In One Of Toronto's Most Vibrant Neighborhoods. Rich In Character And Thoughtfully Refreshed, With New Engineered White Oak Flooring On Main And Second Floor, It Offers An Inspiring Backdrop For Modern Urban Living. The Main Floor Features An Airy, Open-Concept Layout With Exposed Brick. A Cozy Front Living Room Is Framed By Original Pocket Doors. The Sun-Filled Kitchen With Upgraded Cabinetry Flows Into The Dining Area With Bay Window And Exposed Brick. Walk Out To A Private Deck And Lush Backyard--Perfect For Entertaining Or Quiet Evenings Under The Trees. On The Second Floor, 2 Spacious Bedrooms Are Filled With Natural Light. The Front Bedroom's Bay Window Overlooks Stunning Japanese Maples, While The Rear Vaulted Ceiling Bedroom Enjoys Peaceful Garden Views. A Large Updated Bath With Heated Floor, Towel Rack, And Convenient Second Floor Laundry Complete This Level. The 3rd Floor Offers A Bright, Flexible, Large Space With Skylight--Ideal As A Studio, Office Or Bedroom. The Mostly Renovated Basement With Separate Walk Out Includes A Family Room, Bedroom, Utility Space And 3-Piece Bath Waiting For A Personalized Touch. A Rare 17.6 Ft Wide Car Garage With Laneway Access Sits Beyond The Generous Garden--Perfect For Parking, A Workshop Or Studio. Steps To Cafes, Shops, Transit, High Park And More. A Home With Soul And Style.

Inclusions: S/S -- GE Fridge 2022, Samsung Gas Stove, Samsung Dishwasher 2026, Hot Water Tank, Wall A/C unit, Washer & Dryer, All Light Fixtures and Ceiling Fans currently attached to walls and ceilings, Boiler, Garage Door Opener and Remote. Basement Freezer, Carpet Where Installed.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



44 Parkdale Rd Toronto Ontario M6R 1E2 Toronto W01 High Park-Swansea Toronto		Sold: \$1,510,000 List: \$1,575,000
Taxes: \$7,465/2025 Sold Date: 01/13/2026 SPIS: Yes	For: Sale Last Status: SLD DOM: 32	% Dif: 96
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 88 Feet Irreg:	Rms: 3 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x2xGround, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Parkdale Rd & Glendale Rd Directions: Parkdale Rd & Glendale Rd		

MLS#: W12631076 Legal: PT LT 32-33 PL D1378 TORONTO AS IN CA652773; S/T CA652773; T/W CA652773; CITY OF TORONTO		PIN#: 213430182
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Lake Access, Library, Park, Public Transit, School Exterior Feat: Awnings, Porch, Year Round Living Interior Feat: Carpet Free, Floor Drain, In-Law Capability, On Demand Water Heater, Separate Hydro Meter, Storage, Upgraded Insulation, Water Heater Owned, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes 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

Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	16.7	x 8.27	
2	Dining	Ground	14.47	x 10.33	
3	Living	Ground	15.06	x 12.43	
4	Br	2nd	12.99	x 9.45	
5	2nd Br	2nd	12.01	x 9.45	
6	3rd Br	2nd	10.93	x 9.35	
7	4th Br	2nd	10.93	x 9.32	
8	Br	Bsmt	10.66	x 14.3	
9	Other	Bsmt	17.68	x 9.58	

Client Remks: For more info on this property, please click the Brochure button. Warm, bright, wonderful Roncesvalles home is nestled near High Park, Lake Ontario, UP train, shops and restaurants in one of Toronto's best neighbourhoods. Top rated schools and childcare options. Walk from a lovely, covered front porch into a fantastic main floor with a modern kitchen and rare main floor powder room. Four bedrooms upstairs, including a Murphy bed and renovated bathroom with spa-like bathtub, in floor heating and heated towel bar. Basement with separate side entrance and kitchenette great for visitors, teenagers or income potential. Updated heating with unlimited hot water. Detached garage and fenced back yard provides plenty of room to garden, eat outdoors or kick a soccer ball. Well kept and move in ready home is waiting for you! Home inspection available upon request. Recent updates include insulated basement, boiler, AC, front drive/walkway, eavestroughs and more.

Inclusions: Fridge x 2, Range, Dishwasher, Washer, Dryer, Light fixtures, Window coverings

Listing Contracted With: EASY LIST REALTY LTD. **Ph:** 888-323-1998



181 Parkside Dr Toronto Ontario M6R 2Y9 Toronto W01 High Park-Swansea Toronto Taxes: \$8,755/2025 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$1,540,000 List: \$1,595,000 For: Sale % Dif: 97
Detached Link: N 3-Storey	Fronting On: E Acreage: 28.48 x 102.75 Feet Irreg:	Rms: 12 + 2 Bedrooms: 5 + 1 Washrooms: 4 1x3xMain, 1x3x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: High Park Blvd Directions: High Park Blvd

MLS#: W12703252 **PIN#:** 213440005
Legal: PT LT 31-32 PL 1242 TORONTO AS IN CA14145; S/T & T/W CA14145; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit 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: Detached / 2 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Primary Bedroom - Main Floor	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	Br	Main	13.98	x 12.66	Hardwood Floor	Window
2	Living	Main	10.83	x 14.99	Hardwood Floor	Window
3	Br	Main	10.5	x 12.7	Hardwood Floor	Window Closet
4	Kitchen	Main	8.1	x 7.61	Window	Tile Floor B/I Dishwasher
5	Br	2nd	10.93	x 12.47	Broadloom	Window Closet
6	Br	2nd	10.37	x 12.66	Broadloom	Window Closet
7	Living	2nd	10.66	x 14.3	Hardwood Floor	Window Closet
8	Kitchen	2nd	10.63	x 6.46	Hardwood Floor	B/I Dishwasher
9	Sunroom	2nd	8.1	x 7.61	Hardwood Floor	Window
10	Kitchen	3rd	6.99	x 9.65	Hardwood Floor	Window B/I Dishwasher
11	Living	3rd	14.34	x 15.68	Hardwood Floor	Window
12	Br	3rd	14.34	x 16.44	Hardwood Floor	W/O To Balcony
13	Laundry	Bsmt	11.68	x 12.66	Concrete Floor	Window
14	Other	Bsmt	9.61	x 12.66	Broadloom	Pot Lights W/I Closet
15	Br	Bsmt	9.58	x 19.46	Broadloom	Pot Lights
16	Living	Bsmt	6.4	x 14.14	Broadloom	
17	Kitchen	Bsmt	8.07	x 8.01	Window	B/I Dishwasher

Client Remks: Exceptional Investment Opportunity Overlooking High Park. This rare, detached 3-storey multi-unit property offers four self-contained units in one of Toronto's most coveted neighborhood's. The current configuration includes two spacious two-bedroom units and two well-appointed one-bedroom units, providing strong and flexible rental income with an attractive 4.25% cap rate. Set directly across from High Park, the property boasts unobstructed park views and is just minutes to the subway, making it highly desirable for tenants and end users alike. A detached two-car garage with an additional parking space adds exceptional value, along with potential for a garden suite (buyer to verify), further enhancing future upside. Ideal for investors, end users, or multi-generational living, the property offers the option to live in one unit while renting out the others, or the potential to convert back to a stunning single-family residence. A truly versatile asset in a premier location, surrounded by green space, transit, and urban conveniences.

Inclusions: 4 dishwashers, 4 stoves, 4 fridges, coin washer & dryer. Water Heater Tank (Owned).

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



60 Fuller Ave		Sold: \$1,800,000
Toronto Ontario M6R 2C3		List: \$1,595,000
Toronto W01 Roncesvalles Toronto		
Taxes: \$8,038.58/2025	For: Sale	% Dif: 113
Sold Date: 06/16/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached	Fronting On: W	Rms: 7
Link: N	Acreage:	Bedrooms: 4
3-Storey	18.01 x 80 Feet	Washrooms: 4
	Irreg:	1x2, 1x3, 1x5, 1x3
Dir/Cross St: Roncesvalles And Queen St Directions: Roncesvalles And Queen St		

MLS#: W13417860 **PIN#:** 213390156
Legal: Pt Lt 18 Pl 467 Parkdale

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

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Completely reimaged from the studs, this fully renovated detached home delivers a rare blend of modern design, quality workmanship, and strong income potential in one of Toronto's most vibrant communities. The main residence offers a spacious 4-bedroom, 3-bathroom layout designed for both everyday living and entertaining. The open-concept main floor features hardwood flooring, pot lights throughout, and a seamless flow between the living and dining areas. At the heart of the home is a chef-inspired kitchen complete with quartz countertops, a gas range, abundant cabinetry, and a walk-in pantry. A custom-built banquette dining area adds both character and functionality, creating the perfect space for casual meals or hosting guests. Upstairs, generously sized bedrooms and well-appointed bathrooms provide a comfortable and refined living space, filled with natural light and thoughtfully laid out for modern family living. The added convenience of laundry on the same level as the bedrooms enhances everyday functionality. A standout feature is the fully self-contained legal basement apartment with a separate entrance. With high ceilings and quality finishes, it offers excellent flexibility for long-term rental income, short-term/Airbnb potential, or extended family living. Extensive upgrades include newer windows and roof, along with updated electrical, plumbing, and air conditioning (2020). The basement has been professionally underpinned and waterproofed, providing both increased ceiling height and long-term peace of mind. The private backyard offers a great outdoor space for relaxing or entertaining, completing this truly turnkey property. A rare opportunity to own a fully renovated home with built-in income potential in a prime location, just steps to transit, parks, shops, and all essential amenities. Don't miss this one.					
Inclusions: Existing Fridge, Stove, Built-in Dishwasher, Washer, Dryer, all electric light fixtures, window blinds and coverings.					
Listing Contracted With: HOUSESIGMA INC. Ph: 647-360-2330					



101 Grenadier Rd Toronto Ontario M6R 1R1 Toronto W01 Roncevalles Toronto		Sold: \$1,850,000 List: \$1,599,000
Taxes: \$8,578.54/2026	For: Sale	% Dif: 116
Sold Date: 06/29/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 24.5 x 127 Feet Irreg:	Rms: 10 + 3 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x4x2nd, 1x2x2nd, 1x3xBsmt
Dir/Cross St: Parkway /Grenadier Directions: Parkway /Grenadier		

MLS#: W13484380 **PIN#:** 213340028

Legal: PT LT 126-127 PL729 CITY WEST AS IN CT262639; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: criteria.basementFeatures,yn.Development / W/O Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability	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	16.77	x 10.83	Hardwood Floor	Bay Window
2	Dining	Main	15.09	x 9.42	Hardwood Floor	
3	Kitchen	Main	13.52	x 8.76	Ceramic Floor	Granite Counter
4	Kitchen	Main	9.61	x 8.92	Combined W/Kitchen	Ceramic Floor W/O To Yard
5	Prim Bdrm	2nd	15.91	x 9.45	Hardwood Floor	Bay Window
6	Br	2nd	13.65	x 9.45	Hardwood Floor	Ceiling Fan W/W Closet
7	Br	2nd	12.43	x 8.04	Broadloom	Closet
8	Laundry	2nd	5.97	x 5.45		
9	Other	2nd	10.04	x 8.92	W/O To Balcony	Heated Floor
10	Br	3rd	12.73	x 11.22	Broadloom	Closet
11	Br	3rd	12.34	x 10.56	Hardwood Floor	W/O To Deck Closet
12	Other	Bsmt	9.74	x 9.25	W/O To Yard	
13	Utility	Bsmt	9.42	x 7.64		
14	Other	Bsmt	15.35	x 6.04		
15	Other	Bsmt	26.41	x 7.74		

Client Remks: First time offered in nearly 50 years, this treasured 1908 Two and a half-storey Residence presents a rare opportunity in one of Toronto's most sought-after west end neighbourhoods. Just steps from the vibrant charm of Roncevalles Village, enjoy an exceptional lifestyle surrounded by acclaimed restaurants, cafe's, boutiques and local amenities. Perfectly positioned for families and commuters, the home is within easy reach of excellent schools, streetcar and subway connections and the UP Express. Nature and recreation abound with nearby High Park, Sorauren Park and the waterfront of Lake Ontario. Whether you choose to restore, renovate or reimagine, this is a rare chance to put down roots and create something truly special in an established, family-friendly community.

Inclusions: Gas Stove, Range Hood, B/I Dishwasher, Fridge.

Listing Contracted With: RE/MAX WEST REALTY INC. Ph: 416-760-0600



11 Indian Grve		Sold: \$2,011,000
Toronto Ontario M6R 2Y1		List: \$1,778,000
Toronto W01 High Park-Swansea Toronto		
Taxes: \$10,610.01/2025	For: Sale	% Dif: 113
Sold Date: 02/10/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: E	Rms: 7 + 4
Link: N	Acreage:	Bedrooms: 2 + 1
2-Storey	30 x 150 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Bloor St / Parkside Dr Directions: Bloor St / Parkside Dr		

MLS#: W12757670 **PIN#:** 213490336

Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Other Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.72	x 19.09	Hardwood Floor	Fireplace	W/O To Porch
2	Kitchen	Main	11.98	x 9.19	Hardwood Floor	Centre Island	Open Concept
3	Dining	Main	9.88	x 12.34	Hardwood Floor	Combined W/Family	Open Concept
4	Family	Main	11.48	x 18.57	Hardwood Floor	W/O To Yard	Window Flr to Ceil
5	Prim Bdrm	2nd	17.75	x 19.09	Broadloom	Balcony	Closet
6	2nd Br	2nd	11.98	x 12.01	Broadloom	Closet	O/Looks Backyard
7	Rec	Bsmt	14.37	x 31.33	Broadloom	Open Concept	
8	3rd Br	Bsmt	13.32	x 15.12	Broadloom	Closet	Pot Lights
9	Utility	Bsmt	5.12	x 9.88	Concrete Floor		
10	Laundry	Bsmt	5.64	x 9.78			

Client Remks: Welcome to this charming detached two-storey home in the heart of the highly sought-after High Park-Swansea neighbourhood. Offering 2+1 bedrooms and 2 bathrooms, this home beautifully blends classic character with comfortable family living. The main floor features hardwood flooring throughout and a bright, elegant living room with rich gumwood panelling, a cozy brick fireplace, and a walk-out to the front porch-perfect for morning coffee.. The open-concept kitchen has a centre island and flows seamlessly into the dining area and an impressive family room, with wood ceilings, brick accent wall and floor to ceiling windows creating an ideal space for both everyday living and entertaining. Step out to the deck and private backyard, perfect for summer barbecues or quiet outdoor evenings. Upstairs, the spacious, sun-filled primary bedroom offers two private balconies, bringing in an abundance of natural light. The second bedroom overlooks the backyard, providing a peaceful retreat. The finished basement adds valuable living space with an additional bedroom, laundry room and full bathroom, ideal for guests, a home office, or rec area. Private driveway and detached garage add convenience and practicality. Just steps to the trails and greenery of majestic High Park and minutes to the vibrant shops, restaurants, and boutiques of Bloor West Village. Located within the Howard Jr. P.S. and Fern Ave Jr. & Sr. P.S. school districts, surrounded by a welcoming, family-friendly community, this is a fantastic opportunity to own in one of Toronto's most desirable neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher. Washer and Dryer. Window Coverings, Electrical Light Fixtures.** Updates: Basemnt Waterproofed, Roof & Eaves Cover(2017).

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



123 Grenadier Rd			Sold: \$1,905,000
Toronto Ontario M6R 1R1			List: \$1,799,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$8,249.71/2025		For: Sale	% Dif: 106
Sold Date: 05/08/2026			
SPIS: Yes	Last Status: SLD	DOM: 15	
Detached	Fronting On: S	Rms: 11 + 2	
Link: N	Acreage:	Bedrooms: 5	
2 1/2 Storey	25 x 127 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4x2nd, 1x4x3rd	
Dir/Cross St: Roncesvalles & Dundas		Directions: E. of Roncesvalles. S. of Dundas	

MLS#: W13035866 **PIN#:** 213340017
Legal: PT LT 131 PL 729 CITY WEST AS IN CA468426; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit Exterior Feat: Porch Interior Feat: None	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 1997 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 12.01	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	15.26	x 11.25	Hardwood Floor	French Doors	Window
3	Kitchen	Main	10.43	x 9.25	Backsplash	Double Sink	Window
4	Br	Main	14.5	x 8.66	Hardwood Floor	Bay Window	Closet
5	Br	Main	13.42	x 6.99	Hardwood Floor	Window	Closet
6	Bathroom	Main	4.76	x 9.91	4 Pc Bath	Window	
7	Living	2nd	14.34	x 12.07	Hardwood Floor	Bay Window	Ceiling Fan
8	Dining	2nd	12.01	x 9.25	Hardwood Floor	Open Concept	
9	Kitchen	2nd	10.01	x 8.6	Galley Kitchen	Double Sink	Window
10	Br	2nd	12.6	x 12.01	B/I Closet	Window	W/O To Balcony
11	Br	2nd	16.5	x 9.25	Hardwood Floor	Window	Closet
12	Bathroom	2nd	5.91	x 8.5	4 Pc Bath	Window	
13	Prim Bdrm	3rd	20.18	x 14.17	W/I Closet	Vaulted Ceiling	W/O To Balcony
14	Bathroom	3rd	7.68	x 6.99	4 Pc Ensuite		
15	Laundry	Lower	14.99	x 14.99			
16	Other	Lower	11.84	x 12.99			

Client Remks: Set in the heart of Roncesvalles, steps from the high street, this expansive detached offers lots of versatility. Currently configured as a charming duplex offering 2,545 sqft total living space + 810 sqft of unfinished basement potential. Spacious 2 car garage off the rear lane is laneway house eligible. Five spacious bedrooms and three full bathrooms provide exceptional flexibility for multi-generational living or income potential. A home of quiet confidence, it blends character, flexibility, and opportunity in one of Toronto's most beloved neighbourhoods. The main floor unfolds with a gracious living room anchored by a fireplace and framed by a classic bay window, while a dedicated dining room with painted millwork and beamed ceilings invites intimate gatherings and effortless flow for entertaining. Bright bistro style kitchen with built-in vintage jam cupboard. The upper unit offers a third-floor primary retreat with vaulted ceilings, walk-in closet, 4 pc ensuite with walk-out to a private deck offers a sense of calm and separation from the everyday. The second floor offers 2 bedrooms, a spacious living room, dining area and separate kitchen. Outdoors, a fully fenced backyard offers a quiet escape, complemented by a detached garage with two car parking. Property is Laneway house eligible. A rare offering where scale, function, and understated charm come together with ease in the vibrant Roncesvalles community.

Inclusions: 2 refrigerators, 2 electric stoves, clothes washer & dryer, gas burner & equipment complete (forced air furnace), garage door opener & remotes, all electric light fixtures & ceilings fans (except as noted), all window blinds.

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



74 Glendale Ave Toronto Ontario M6R 2T1 Toronto W01 High Park-Swansea Toronto Taxes: \$8,166.76/2025 Sold Date: 02/07/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,800,000 List: \$1,849,900 For: Sale % Dif: 97
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 25 x 120 Feet Irreg:	Rms: 10 Bedrooms: 6 Washrooms: 2 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Roncesvalles Avenue & Garden Avenue Directions: Roncesvalles Avenue & Garden Avenue			

MLS#: W12739608 **PIN#:** 213430174
Legal: Pt Blk Pl 1282 City West As In WG99099 (Firstly) City of Toronto As In WG101592 City of Toronto, 251 Garden Ave ARN 190402208003100

Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Fenced Yard, Hospital, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Separate Heating Controls, Separate Hydro Meter, Storage, Water Heater, Water Meter	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1955 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.11	x 8.86	Hardwood Floor	Leaded Glass	Plate Rail
2	Living	Ground	16.73	x 11.48	Fireplace	French Doors	Bay Window
3	Dining	Ground	16.73	x 10.17	Beamed	Pocket Doors	Hardwood Floor
4	Kitchen	Ground	13.78	x 9.55	Double Sink	Hardwood Floor	Pantry
5	Pantry	Ground	6.56	x 6.23	B/I Shelves	Hardwood Floor	
6	Mudroom	Ground	6.23	x 6.23	W/O To Yard	Greenhouse Window	
7	Br	2nd	15.58	x 9.19	Fireplace	B/I Bookcase	Plate Rail
8	Br	2nd	12.47	x 10.17	Closet	Hardwood Floor	
9	Br	2nd	11.81	x 10.17	Closet	Hardwood Floor	
10	Br	2nd	10.5	x 7.87	Hardwood Floor	W/O To Sunroom	
11	Sunroom	2nd	13.78	x 5.25	Picture Window		
12	Br	3rd	16.08	x 9.19	W/I Closet	Hardwood Floor	
13	Br	3rd	12.14	x 10.17	Closet	Hardwood Floor	
14	Sitting	3rd	13.78	x 5.25	Hardwood Floor		

Client Remks: ** This Listing Includes 251 Garden Avenue ** 74 Glendale Avenue, A One of a Kind architecturally unique home inspired by Arts + Crafts styling offers a spacious yet cozy Interior filled with fabulous restored period fixtures and loads of Hardwood. Generous room sizes and a wonderful layout provides for comfortable living. Mechanically Updated with a New High Efficiency Boiler, 30 year Roofing Shingles and All New Copper Wiring throughout makes it easy to move in and plan any interior remodeling you may desire. Nestled on a tree-lined Prime High Park/Sunnyside Location, this Home is truly in one of the most desirable neighbourhoods in the City, only steps away from convenient amenities; Daycare; Public Schools, Hospital and abundant Roncesvalles Village Shopping with Excellent Restaurants and a Movie Theatre. A short streetcar ride takes you to the Dundas West Subway and the UP Express/GO Train Station running between Pearson Airport and Union Station. The natural beauty of High Park and the relaxing Lakefront of Sunnyside Beach are just down the road. This property boasts a generous sized Backyard loaded with Wild Flowers and plenty of room for a vegetable garden. The High and Dry Basement with Side Door Entrance has various potential uses. Private Parking is accommodated by a separate parcel of land included in the Purchase Price.

Inclusions: Gas Stove, Stand Up Freezer, All Light Fixtures, Window Coverings, Bamboo Lounge Chair in Sunroom, Oak Bench in Foyer, Electric Lawn Mower, Hot Water Tank (Owned). Hardwired interconnecting smoke and carbon monoxide detectors on all four levels.

Listing Contracted With: iCloud Realty Ltd. **Ph:** 416-364-4776



213 Indian Rd Toronto Ontario M6R 2W7 Toronto W01 High Park-Swansea Toronto Taxes: \$8,988.71/2025 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,899,000 List: \$1,899,000 For: Sale % Dif: 100
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 24.42 x 90.16 Feet Irreg:	Rms: 20 Bedrooms: 6 Washrooms: 4 1x3x2nd, 1x3x3rd, 1x3xBsmt, 1x3xGround	
Dir/Cross St: Bloor Street West & Parkside Drive Directions: Bloor Street West & Parkside Drive			

MLS#: W12898574 **PIN#:** 213470075
Legal: PT LT 77 PL 1259 TORONTO AS IN CT560777; T/W CT560777; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Sep Entrance / Full / Walk-Up / Finished Fireplace/Stv: Y Heat: Baseboard / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1913 Apx Sqft: 2000-2500 Roof: Metal Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: Detached / 1 Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre Interior Feat: Floor Drain	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Br	3rd	14.83	x 13.52	3 Pc Bath	
2	Br	3rd	13.52	x 13.68		
3	Office	2nd	13.65	x 9.35	3 Pc Bath	
4	Family	2nd	10.24	x 18.41	Bay Window	Fireplace Insert
5	Dining	2nd	13.75	x 10.17		
6	Kitchen	2nd	15.09	x 6.07		
7	Living	Main	16.17	x 11.91	Bay Window	Fireplace Insert
8	Br	Main	6.5	x 10.6		
9	Br	Main	12.01	x 10.6	3 Pc Bath	
10	Kitchen	Main	10.5	x 9.19		
11	Other	Main	4.49	x 4.99		
12	Living	Bsmt	17.32	x 11.68		
13	Kitchen	Bsmt	8.83	x 11.15		
14	Br	Bsmt	8.5	x 11.58	3 Pc Bath	
15	Br	Bsmt	8.5	x 11.75	3 Pc Bath	
16	Furnace	Bsmt	5.41	x 5.58		

Client Remks: For locals, Indian Road is synonymous with dreamy, turn-of-the-century homes that sit like grand estates along a family-friendly, tree-lined street-just moments from the gates of the city's greatest playground, High Park, and the vibrant Roncesvalles Village. Homes in this coveted pocket rarely become available, with everything needed to create a lifetime of memories right at your doorstep. Discover a rare investment opportunity with this beautifully configured legal triplex, offering three thoughtfully designed units within a charming three-storey home, complete with a separate walk-up basement. Blending timeless character with practical layouts, this property is ideal for investors, multi-generational living, or those seeking strong rental income potential. The upper two-storey unit spans the second and third levels, offering a spacious and inviting layout. The second floor features a bright family room anchored by a stunning vintage wood-burning fireplace with a gas insert, creating a warm and elegant focal point. A dedicated dining room, well-appointed kitchen, and convenient powder room complete this level. The third floor offers two generously sized bedrooms and a full bathroom, while an additional bedroom on the second floor provides flexibility for families or a home office. The main floor unit offers comfortable single-level living with two bedrooms, a functional kitchen, ample storage, and a full three-piece bathroom-an attractive and practical option for tenants or extended family. The finished walk-up basement unit offers excellent independence, featuring a kitchen, dining area, bedroom, full bathroom, and abundant storage. Offered for the first time in over 40 years, this property showcases timeless Edwardian architectural charm and presents a rare opportunity to unlock exceptional value in one of the city's most desirable neighbourhoods.

Inclusions: All within the property
Listing Contracted With: RE/MAX REAL ESTATE CENTRE INC. **Ph:** 905-270-2000



51 Harvard Ave Toronto Ontario M6R 1C7 Toronto W01 Roncesvalles Toronto Taxes: \$9,064/2025 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$1,915,000 List: \$1,910,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: N Acreage: 33 x 120 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4x3rd	Dir/Cross St: Harvard Ave & Roncesvalles Ave Directions: Harvard Ave & Roncesvalles Ave

MLS#: W12866814 **PIN#:** 213880144
Legal: PT LT 15-16 PL 591 PARKDALE AS IN CA584399; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove, Lake/Pond, Level, Public Transit, Wooded/Treed Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 15.85	Fireplace	B/I Shelves	Large Window
2	Dining	Main	10.04	x 21.36	Fireplace	W/O To Deck	Combined W/Kitchen
3	Kitchen	Main	9.45	x 14.86	B/I Appliances	Renovated	Backsplash
4	Prim Bdrm	2nd	11.84	x 14.86	4 Pc Ensuite	His/Hers Closets	Soaker
5	2nd Br	2nd	18.67	x 17.52	Bay Window	B/I Shelves	Hardwood Floor
6	3rd Br	3rd	12.3	x 14.86	Large Closet	Large Window	Hardwood Floor
7	4th Br	3rd	12.3	x 17.81	Vaulted Ceiling	Large Window	Hardwood Floor
8	Rec	Bsmt	8.5	x 20.64	Pot Lights		
9	Laundry	Bsmt	9.12	x 10.1	Window	Laundry Sink	
10	Other	Bsmt	9.12	x 6.82	Pot Lights		
11	Furnace	Bsmt	17.78	x 19.09	Pot Lights		

Client Remks: Welcome To 51 Harvard Ave! This Thoughtfully Updated 3 Storey Home Offers A Refined Blend Of Traditional Character And Modern Function Across Three Finished Levels. The Entry Opens Into A Comfortable Living Room With A Fireplace. Custom Built-In Cabinetry Enhances The Space With Integrated Storage And Architectural Detail. Original Architectural Elements Including The Staircase And Railing, Pocket Doors, Fireplace Mantels, Curved Ceiling Details, And Stained Glass Have Been Carefully Preserved, Reflecting The Home's Early Craftsmanship. The Beautifully Renovated Kitchen Includes Built-In Appliances, Flat-Panel Wood Cabinetry, And A Large Island Designed For Everyday Use And Entertaining. The Adjoining Dining Room Creates An Easy Gathering Space And Features Large Glass Doors That Walk Out To A Wood Deck And Treed Garden Setting, Extending The Main Floor Outdoors. Upstairs, The Primary Suite Includes His And Hers Closets With Custom Organizers And A Renovated Four-Piece Ensuite With Tile Floors, A Deep Soaker Tub, And A Glass-Enclosed Shower. An Additional Bedroom On This Floor Features A Large Bay Window, Built-In Shelving, And Hardwood Flooring, Offering Flexibility As A Generous Secondary Bedroom Or Kept As An Additional Living/Office Space. The Third Level Features Two Well-Proportioned Bedrooms With Hardwood Floors And Large Windows, Flooded With Natural Light. A Four-Piece Bathroom Completes This Level. The Lower Level Provides Extensive Storage, A Dedicated Laundry Area With Side-By-Side Washer And Dryer, Utility Space, And A Large Flexible Room Suitable For Recreation, Studio, Or Home Office Use. A Rare Private Drive With Parking For Two Cars Is The Cherry On Top. Set Within A Treed Residential Pocket In Roncesvalles, Just Steps To High Park And Sunnyside Beach, And In Close Proximity To Roncesvalles Village Shops, Transit, And Daily Amenities, This Home Combines A Natural, Cottage-Like Setting With The Convenience Of West-End Living.

Inclusions: Fridge, Oven, Cooktop, Dishwasher (Kitchen), Natural Gas Fireplace (living) Washer/ Dryer, Furnace, Tankless Water Heater (Basement)

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



110 Grenadier Rd			Sold: \$2,100,000
Toronto Ontario M6R 1R4			List: \$1,990,000
Toronto W01 High Park-Swansea Toronto			
Taxes: \$10,851.32/2025		For: Sale	% Dif: 106
Sold Date: 03/13/2026			
SPIS: No	Last Status: SLD	DOM: 10	
Detached	Fronting On: N	Rms: 11 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	29.5 x 100 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x2x2nd, 1x4x2nd, 1x5x3rd, 1x3xLower	
Dir/Cross St: Roncesvalles & Dundas Directions: W. of Roncesvalles. S. of Dundas			

MLS#: W12839176 Legal: PT LT 47-49 PL 590 CITY WEST AS IN CA710745; CITY OF TORONTO		PIN#: 213470234	
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Metal Foundation: Brick Assessment: 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: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, Guest Accommodations, On Demand Water Heater, Water Heater Owned, Water Meter	Zoning: Cable TV: Gas: A 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	Hydro: Yes Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	7.25	x 9.42	W/O To Yard	Large Window	
2	Dining	Main	12.5	x 11.68	Sliding Doors	Stone Fireplace	Separate Rm
3	Sunroom	Main	17.32	x 10.99	Picture Window	South View	O/Looks Garden
4	Bathroom	Main	6.33	x 9.09	2 Pc Bath	Heated Floor	Window
5	Kitchen	Main	12.34	x 10.33	Open Concept	Centre Island	Stainless Steel Appl
6	Breakfast	Main	7.68	x 9.09	Hardwood Floor	Casement Windows	B/I Shelves
7	Family	Main	7.68	x 11.15	Wood Stove	Hardwood Floor	Open Concept
8	Mudroom	Main	11.32	x 6.99	Heated Floor	W/O To Garden	North View
9	Media/Ent	Ground	10.24	x 14.24	Separate Rm	W/O To Garden	Finished
10	2nd Br	2nd	11.32	x 11.52	Hardwood Floor	Nw View	2 Pc Ensuite
11	Bathroom	2nd	5.74	x 2.92	2 Pc Ensuite	Heated Floor	B/I Shelves
12	Office	2nd	7.15	x 15.68	Hardwood Floor	Large Window	Nw View
13	3rd Br	2nd	16.34	x 10.17	South View	Hardwood Floor	B/I Shelves
14	4th Br	2nd	12.5	x 10.76	South View	Fireplace	Hardwood Floor
15	Bathroom	2nd	9.74	x 5.74	4 Pc Bath	Heated Floor	Casement Windows
16	Prim Bdrm	3rd	14.99	x 11.58	Hardwood Floor	W/I Closet	O/Looks Garden
17	Bathroom	3rd	10.5	x 12.83	Double Sink	Soaker	Separate Shower
18	Rec	Lower	30.41	x 7.58	Concrete Floor	Open Concept	B/I Bar
19	Br	Lower	14.4	x 8.5	Pot Lights	Window	
20	Bathroom	Lower	6.43	x 8.66	Tile Floor		
21	Exercise	Lower	18.18	x 8.43	Pot Lights	Concrete Floor	

Client Remks: Gracious in size yet understated with a welcoming & relaxed sophistication. Spanning over 3,800 square feet, the 4+1 bedroom, 5-bath residence unfolds with quiet confidence. Principal rooms are inviting, thoughtfully arranged in a layout that is both distinctive and highly functional. A south-facing parlour bathed in natural light and an elegant dining room anchored by a stone mantel greet you upon entry. At its heart, a Scandinavian-inspired family room centers around a wood-burning stove, where clean lines and open sightlines create warmth through simplicity. The kitchen is beautifully appointed with premium appliances, a Wolf gas range, walk-in pantry, and a central island designed for connection. A custom banquette offers integrated storage and an effortless place to gather, create, or study. Heated floors and patterned concrete tile ground the rear mudroom, leading to a fully heated and air-conditioned backyard studio: soundproofed and adaptable as a creative workspace, private office, fitness studio, or media lounge. The reimagined third floor functions as a true primary retreat; a private level with walk-in closet, serene ensuite, and discreet coffee station for unhurried mornings. The spa-inspired bath features double vanities, heated floors, a deep soaking tub, and a curbless glass shower. Second-floor laundry adds daily ease, while the main floor mudroom keeps coats, boots, and backpacks beautifully contained through every season. The finished lower level with side



76 Parkway Ave Toronto Ontario M6R 1T5 Toronto W01 Roncesvalles Toronto		Sold: \$2,400,000 List: \$1,995,000	
Taxes: \$8,506.11/2025		For: Sale	% Dif: 120
Sold Date: 04/30/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: W	Rms: 11 + 3	
Link: N	Acreage:	Bedrooms: 6	
3-Storey	25 x 169 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4x3rd, 1x4xLower	
Dir/Cross St: Dundas St W & Sorauren Ave			
Directions: Along Dundas St W and south on Parkway Ave			

MLS#: W13053932 **PIN#:** 213330197
Legal: PT LT 21 PL 1182 TORONTO AS IN CT782033; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / W/O Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.01	x 12.5	Stained Glass	Closet	Hardwood Floor
2	Living	Main	14.67	x 13.25	Gas Fireplace	Hardwood Floor	Large Window
3	Dining	Main	16.17	x 10.99	Pocket Doors	Bay Window	Combined W/Kitchen
4	Kitchen	Main	14.34	x 9.25	Stone Counter	Stainless Steel Appl	Breakfast Bar
5	Prim Bdrm	2nd	14.01	x 10.76	Hardwood Floor	Closet	Window
6	2nd Br	2nd	14.67	x 9.74	Hardwood Floor	Window	Walk Through
7	3rd Br	2nd	11.58	x 10.5	Hardwood Floor	Closet	Window
8	4th Br	2nd	13.16	x 9.74	Hardwood Floor	Window	
9	Office	2nd	8.83	x 8.5	Window		
10	5th Br	3rd	16.5	x 10.01	Hardwood Floor	Window	Double Sink
11	Br	3rd	12.24	x 10.24	Hardwood Floor	Closet	Window
12	Br	Lower	14.99	x 8.33	Unfinished		
13	Rec	Lower	20.01	x 19	Unfinished		
14	Laundry	Lower	10.6	x 5.58	Double Sink		

Client Remks: Offering approximately 2,400 sq ft of thoughtfully scaled living space, this charming 3-storey detached brick home sits on an exceptional 169' deep lot in Roncesvalles Village - a true forever-home setting defined by its enduring appeal, strong community fabric, and remarkable long-term potential. Inside, the renovated main floor features hardwood floors, a bright open-plan kitchen and dining area, and a welcoming foyer with chandelier and generous storage. The living room is anchored by a gas fireplace and enhanced by beautiful period details including bay and box windows, an oversized pocket door and stained glass, with a walkout to the west-facing backyard. The second level offers four well-proportioned bedrooms plus a flexible tandem office or sunroom, while the third floor with 7'10" ceilings adds two additional rooms, a 4-piece bath and a walkout to a stunning west-facing view. A full basement with 6'7" ceiling height provides excellent storage and future potential. Completing the offering is an oversized double-car garage and total parking for three vehicles, while the exceptional lot depth supports the possibility of a laneway suite (~1,640 sq ft) with parking maintained. Just steps to Sorauren Park - a true community anchor with tennis courts, open green space, dog park, playgrounds, sports fields, a winter skating rink, the beloved farmers' market and the future Wabash Community Centre - the setting is as compelling as the home itself. Enjoy an abundance of cafes and independent shops along Roncesvalles, seamless transit access via the UP Express, Bloor subway and streetcars, and close proximity to the West Toronto Railpath, High Park, and the Lake Ontario waterfront. Families will also appreciate access to highly regarded schools, including Howard PS with French immersion options.

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



88 Indian Grve Toronto Ontario M6R 2Y4 Toronto W01 High Park-Swansea Toronto Taxes: \$11,530/2025 Sold Date: 04/13/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,000,000 List: \$1,999,000 For: Sale % Dif: 100
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 40 x 152.59 Feet Irreg:	Rms: 15 Bedrooms: 5 Washrooms: 3 1x2xMain, 1x3xMain, 1x4x2nd	Dir/Cross St: Bloor & Keele Directions: Bloor & Keele

MLS#: W12964624 **PIN#:** 213490134
Legal: PT LT 45 PL 1226 TORONTO PT 2 63R3562; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 0 Drive: 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 Interior Feat: Carpet Free, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Roll-In Shower Feat: 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	16.99	x 11.52	Fireplace	Window	Hardwood Floor
2	Dining	Main	12.76	x 15.26	Wainscoting	Window	Hardwood Floor
3	Kitchen	Main	7.15	x 10.01	Window	B/I Appliances	Hardwood Floor
4	Kitchen	Main	6.33	x 13.16	Window	Pot Lights	Hardwood Floor
5	Family	Main	14.99	x 11.58	Fireplace	Window	Hardwood Floor
6	Sunroom	Main	7.25	x 10.43	Breakfast Area	W/O To Deck	Window
7	Foyer	Main	8.66	x 12.99	Hardwood Floor		
8	Prim Bdrm	2nd	16.17	x 12.01	W/I Closet	Window	Hardwood Floor
9	2nd Br	2nd	16.99	x 11.42	B/I Closet	Window	Hardwood Floor
10	3rd Br	2nd	14.17	x 11.42	B/I Closet	Window	Hardwood Floor
11	4th Br	2nd	10.01	x 8.76	B/I Closet	Window	Hardwood Floor
12	Sitting	2nd	7.25	x 10.43	Window	O/Looks Backyard	Hardwood Floor
13	5th Br	3rd	17.42	x 16.67	Window	Hardwood Floor	
14	Other	3rd	9.15	x 17.75	Window	Hardwood Floor	
15	Sitting	3rd	15.75	x 8.99	Hardwood Floor		

Client Remks: Known affectionately among friends and family as "88 Indian Groovy," this much loved circa 1911 home sits just steps from High Park. Offering over 3,300 sq ft above grade, plus an additional 1,200+ sq ft in the lower level, this is a home with real presence that beautifully reflects the character and charm of the neighbourhood. With five generous bedrooms and three bathrooms, there's space to spread out, come together, and make lasting memories. The main floor sets the tone with spacious principal rooms. Throughout, details like wainscoting, coffered ceilings, and wood floors add oodles of charm. Both living room and library have fireplaces, perfect for everything from slow Sunday mornings to lively nights in. Formal dining room with beamed ceiling and original leaded glass window. Updated kitchen with corian counters and stainless steel appliances. The breakfast nook with walkout to the deck and backyard brings a creative edge, featuring a bold mural by Fiona Smyth that feels right at home in this artist's haven. The second floor holds four generous sized bedrooms and updated family bathroom with soaker tub, rain shower, and heated floors. Oversized primary bedroom has walk-in closet, while the third bedroom opens into a sun-soaked sitting area, an ideal escape for morning coffee overlooking the quietly winding backyard. The 3rd floor offers more flexibility, with three additional rooms that can easily adapt to your needs. Whether as cozy bedrooms, a dedicated office, or a versatile flex space for kids to play or for extra storage. High and dry lower level is a blank canvas to finish as you see fit. Steps from Bloor, you're right at the best of the west end. Hop on the subway at Keele Station, wander over to Bloor West Village, The Junction, or Roncesvalles, and spend your weekends bouncing between great coffee, local shops, and High Park. 88 Indian Grove is an exceptional opportunity to put down roots in one of the most desirable neighbourhoods in the City.

Inclusions: Fridge, gas stove, oven, built in dishwasher, washer and dryer, all electrical light fixtures and window coverings.
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



341 Sunnyside Ave
Toronto Ontario M6R 2R7
 Toronto W01 High Park-Swansea Toronto
Taxes: \$9,969.03/2025 **For:** Sale **% Dif:** 123
Sold Date: 04/21/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$2,460,000
List: \$1,999,999
Fronting On: E **Rms:** 11 + 4
Link: N **Acreage:** < .50 **Bedrooms:** 4 + 1
 2 1/2 Storey 25 x 120 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x4x3rd, 1x4xBsmt
Dir/Cross St: Grenadier Road/ Sunnyside Ave **Directions:** Grenadier Road/ Sunnyside Ave

MLS#: W12994440 **PIN#:** 213470220
Legal: PT LT 15 PL 1269 CITY WEST AS IN CA625454; S/T EXECUTION 00-004483, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: Y Heat: Water / Gas A/C: None Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Lot Size Source: Other Roof: Metal, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park Exterior Feat: Porch Interior Feat: Accessory Apartment, Auto Garage Door Remote, In-Law Capability, Water Heater Owned, 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	Kitchen	Ground	24.67	x 8.3	Hardwood Floor	Pantry	B/I Appliances
2	Breakfast	Ground	10.01	x 6.56	W/O To Yard	O/Looks Backyard	
3	Living	Ground	16.63	x 9.68	Hardwood Floor	Brick Fireplace	Pocket Doors
4	Dining	Ground	15.32	x 9.61	Hardwood Floor	Wainscoting	Stained Glass
5	Br	2nd	14.5	x 10.79	W/O To Deck	B/I Shelves	Fireplace
6	Br	2nd	13.58	x 9.61	Hardwood Floor	Double Closet	
7	Office	2nd	8.37	x 8.04	W/O To Balcony		
8	Laundry	2nd	10.04	x 10.04			
9	Br	3rd	11.35	x 15.68	Hardwood Floor	W/I Closet	Bay Window
10	Br	3rd	9.58	x 12.47	4 Pc Ensuite	W/O To Deck	W/I Closet
11	Kitchen	3rd	8.56	x 6.4			
12	Laundry	Bsmt	7.78	x 613.52			
13	Utility	Bsmt	7.81	x 9.91			
14	Kitchen	Bsmt	11.94	x 14.6			
15	Den	Bsmt	8.4	x 8.66			

Client Remks: A rare opportunity in the heart of High Park, neighbouring Roncesvalles Village. Set on an exceptional 25 x 120 ft corner lot, this Edwardian/Georgian home offers timeless character, remarkable flexibility, and outstanding future potential. The main floor and second floor, maids' quarters, and basement are currently rented to exceptional tenants. With 2,377 sq. ft. of above-ground living space, this distinctive home features a grand foyer, expansive formal living and dining rooms, and a kitchen with breakfast nook. The second floor offers 2 large bedrooms, an office with walkout to a balcony, an oversized bathroom with clawfoot tub, and a spacious laundry/storage room. The third floor, formerly maids' quarters, includes 2 additional large bedrooms, a kitchenette, walk-in closet, bathroom, private balcony, and access to a steel fire escape. The basement includes coin-operated laundry, utility room, open-concept living/kitchen area, den, and bathroom. Outside, enjoy beautiful perennial gardens and a fully fenced yard. An incredible opportunity for end users, investors, or those seeking multigenerational living, with laneway suite potential, a double car garage, and a 2-car parking pad. Less than a 10-minute walk to High Park and just a block from the shops, cafes, and restaurants along the Roncy strip. Close to lakefront parkland, the subway, GO and UP stations, and the Roncesvalles streetcar, and located within the catchment for Howard Junior Public School.*** Notable updates include 16 clad aluminum double-hung windows custom designed and manufactured by Marvin Windows and Doors, with a transferable warranty for the new buyer. The home is topped with a metal shingle roof with approximately 30 years remaining on the transferable warranty. The garage roof was redone approximately in 2024. Additional improvements include a German-engineered, high-efficiency Viessmann Vitodens 200 combi boiler with hot water on demand and a reservoir tank.

Inclusions: ALL 3 fridges, ALL 3 Stoves, one dishwasher, one microwave (main unit), Coin washer and dryer in basement, a second washer/dryer on the 2nd floor, all fixtures included As is.

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



30 Boustead Ave			Sold: \$1,950,030
Toronto Ontario M6R 1Y9			List: \$2,049,000
Toronto W01 High Park-Swansea Toronto			
Taxes: \$10,338.53/2025		For: Sale	% Dif: 95
Sold Date: 05/22/2026			
SPIS: No	Last Status: SLD	DOM: 25	
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 4	
2 1/2 Storey	30 x 126 Feet	Washrooms: 4	
	Irreg:	1x3x2nd, 1x3x2nd, 1x3x3rd,	
		1x4xBsmt	
Dir/Cross St: Bloor St. W/Dundas St. W. Directions: Bloor St. W/Dundas St. W.			

MLS#: W13049548 **PIN#:** 213500196
Legal: PT LT 16-17 PL 473 TORONTO AS IN CA95976; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove, Hospital,	Retirement:
Apx Sqft: 2000-2500	Library, Park, Place Of Worship, Public	HST Applicable to Included In
Roof: Asphalt Shingle	Transit, Wooded/Treed	Sale Price:
Foundation: Concrete	Interior Feat: Other	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.82	x 17.39	Bay Window	Fireplace	Pot Lights
2	Dining	Main	27.82	x 14.53	Combined W/Living	Bay Window	Hardwood Floor
3	Kitchen	Main	14.57	x 13.29	Porcelain Floor	Pot Lights	Granite Counter
4	Kitchen	Main	13.29	x 14.57	W/O To Patio	Eat-In Kitchen	Stainless Steel Appl
5	Prim Bdrm	2nd	17.36	x 10.76	W/O To Balcony	Double Closet	Hardwood Floor
6	2nd Br	2nd	11.48	x 8.76	Double Closet	Hardwood Floor	3 Pc Ensuite
7	3rd Br	2nd	11.38	x 9.02	Hardwood Floor	Double Closet	3 Pc Ensuite
8	4th Br	3rd	25	x 11.09	W/O To Deck	Pot Lights	3 Pc Ensuite
9	Rec	Bsmt	26.18	x 16.37	Above Grade Window	Pot Lights	4 Pc Bath
10	Laundry	Bsmt	12.57	x 11.98	Above Grade Window	Finished	

Client Remks: Set in the heart of High Park / Roncesvalles Village-one of Toronto's most desirable west-end neighbourhoods-this classic red-brick detached 2.5-storey home combines timeless character with thoughtful modern updates. An elevated front porch and charming curb appeal lead into a warm, spacious interior featuring 4 bedrooms and 4 bathrooms, making it ideal for growing families. The main floor offers an open-concept living and dining area with rich hardwood flooring, a cozy fireplace, elegant bay windows, and pot lights that enhance the bright, welcoming atmosphere. The updated kitchen is both functional and stylish, complete with granite countertops, ample cabinetry, and a sunlit eat-in area with a walkout to a private backyard-perfect for relaxing or entertaining. A rare highlight is the direct access to your own private driveway. On the second level, there are three generously sized bedrooms, each with large windows and double closets, providing plenty of natural light and storage. The third floor serves as a private primary retreat, offering comfort and seclusion with a 3-piece ensuite and a walkout to an upper deck with lovely views-an ideal setting for morning coffee or evening relaxation. The finished basement adds valuable living space, including a spacious recreation room, an additional bathroom, and a laundry area. This flexible lower level is perfect for family use or could function as a potential in-law suite. Located just steps from the vibrant restaurants, cafes, and boutiques of Roncesvalles, and within walking distance to the trails and expansive green space of High Park, the setting is exceptional. The home falls within the catchment for Howard Junior Public School and Fern Avenue Junior and Senior Public School, and offers convenient access to TTC and subway routes for an easy downtown commute. A solid, spacious home in a neighbourhood that truly delivers the best of city living.

Inclusions: Stove, Microwave, Fridge, Dishwasher. Basement fridge. Washer. Security camera, alarm system, fireplace on main floor.
 Electrical Light Fixtures, Window Coverings.

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



134 Geoffrey St Toronto Ontario M6R 1P5 Toronto W01 High Park-Swansea Toronto Taxes: \$6,794.32/2025 Sold Date: 06/27/2026 SPIS: No Last Status: SLD DOM: 22		Sold: \$1,950,000 List: \$2,075,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: N Acreage: 22.5 x 75.56 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x4xBsmt
Dir/Cross St: Roncesvalles and High Park Blvd Directions: North of High Park Blvd, West of Roncesvalles		

MLS#: W13247966 **PIN#:** 213470277
Legal: PT LT 71-72 PL 590 CITY WEST PT 1, 63R2911; 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: Poured Concrete Assessment: 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: Interior Feat: Carpet Free, Sump Pump	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Thoughtfully designed and fully reimaged, 134 Geoffrey Street is a custom-built home in the heart of vibrant Roncesvalles Village. Renovated from top to bottom in 2023, this residence offers a combination of exceptional functionality, warm and inviting living spaces, beautifully considered design, and the convenience of private front pad parking. Natural light pours throughout the home, enhanced by oversized windows, sleek glass railings, and an impressive floor-to-ceiling rear sliding door that opens wide to seamlessly connect the interior with the private backyard, creating an incredible indoor-outdoor living experience. The open-concept main floor is centred around a designer kitchen featuring a 9-ft quartz island, floating quartz dining table, Sub-Zero fridge, Wolf gas range, panelled double dishwashers, and a custom coffee and cocktail bar, making the space equally suited to everyday family life and gathering with friends. Upstairs, three well-appointed bedrooms are complemented by wide-plank European white oak flooring and custom built-ins throughout. A professionally installed green roof adds another distinctive feature to the home. The fully underpinned lower level is a standout feature, offering heated poured concrete floors, a spacious recreation room that can easily function as a fourth bedroom or home office, and a full bathroom with soaker tub. Outside, the private backyard retreat features a composite deck with gas BBQ hookup, stone patio, raised garden beds, a Salt Shack cold plunge pool, concealed bike storage, laneway access, and an approved permit with architectural drawings for a future 8' x 18' outbuilding. Ideally located just steps to Roncesvalles' beloved cafes, shops, Michelin-recognized restaurants, parks, top-rated schools, TTC, UP Express, and High Park, this is a truly special home where design and comfortable family living come together in one of Toronto's most sought-after neighbourhoods. Inclusions: All Existing Appliances: 48" Sub Zero Refrigerator, 30" Wolf Gas Range with Smeg Rangehood, Built-in 24" Bosch dishwasher, Built-in 24" Fisher Paykel Dishwasher Drawer, 48" stainless steel undercounter refrigerator. Custom built-in closets in all bedrooms and basement. All Electrical Light Fixtures. All Window Coverings.					
Listing Contracted With: <u>KELLER WILLIAMS EMPOWERED REALTY</u> Ph: 416-236-1392					



46 Hewitt Ave Toronto Ontario M6R 1Y3 Toronto W01 High Park-Swansea Toronto		Sold: \$2,290,001 List: \$2,099,900
Taxes: \$9,622/2025	For: Sale	% Dif: 109
Sold Date: 02/19/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached Link: N 2-Storey	Fronting On: S Acreage: 27.25 x 154 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 1x5x2nd, 1x3xLower
Dir/Cross St: Roncesvalles Ave & Howard Park Directions: Roncesvalles Ave & Howard Park		

MLS#: W12787508		PIN#: 213480069
Legal: PT LT 24 PL485 Toronto As In CA232294 City of Toronto		
Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Full / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1907 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: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Upgraded Insulation, Water Softener, On Demand Water Heater	Zoning: Cable TV: Gas: Water: 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

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.27	x 16.08	
2	Family	Main	14.3	x 11.81	
3	Kitchen	Main	18.37	x 17.06	
4	Prim Bdrm	2nd	14.44	x 15.42	
5	2nd Br	2nd	11.15	x 8.86	
6	3rd Br	2nd	9.84	x 14.76	
7	Common Rm	Lower	28.87	x 13.45	Combined W/Family Combined W/Dining Combined W/Kitchen
8	Br	Lower	12.14	x 10.5	

Client Remks: This classic detached home has been meticulously rebuilt from the studs, offering the sophistication of a new luxury residence wrapped in timeless charm. Exceptional back-to-bricks renovation in prime High Park, steps to Roncesvalles Ave. A generous foyer opens to a sun-filled open-concept main floor with soaring ceilings, sleek linear gas fireplace, and striking floating glass staircase. The chef-inspired kitchen features an oversized island, breakfast bar, coffee station, and spacious dining area-perfect for entertaining. A stylish den with walkout to the rear deck and a refined powder room. Upstairs offers three bedrooms, each with a private ensuite; the serene primary retreat boasts a spa-like bath and private balcony. The bright lower level features a bedroom, bath, open living space, kitchenette, and separate entrance-ideal for income or multi-generational living. Located in coveted Howard Jr & Fern school districts, French Immersion, steps to High Park, transit, subway, GO Station and UP Express. An unparalleled Toronto lifestyle. Sophisticated plumbing and electrical improvements made throughout this Zen Oasis. Move into this beautiful turnkey home with substantial mechanical upgrades throughout. Please see attachments for renovation details and building permit information.

Inclusions: All electrical light fixtures, Miele built in oven, Miele built in microwave/speed oven, Miele gas stove top, Miele range hood with external motor, Miele built-in dishwasher, Miele built in fridge, alarm system (monitoring touch keypad is rental item), Delta kitchen faucet with sensor, gas fireplace, nest thermostat, nest doorbell, Electrolux washer & dryer, laundry sink, Danby bar fridge, Samsung electric stove, Fotile range hood, forced air gas furnace & equipment, central air conditioning & equipment, Rinnai on demand electric hot water heater, water softener, four (4) security cameras, all window coverings.

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



276 Roncesvalles Ave Toronto Ontario M6R 2M2 Toronto W01 High Park-Swansea Toronto		Sold: \$2,600,000 List: \$2,195,000
Taxes: \$9,923.78/2025 Sold Date: 04/14/2026	For: Sale	% Dif: 118
SPIS: No	Last Status: SLD	DOM: 7
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 28.83 x 120 Feet Irreg:	Rms: 9 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x3xLower
Dir/Cross St: Roncesvalles and High Park Blvd Directions: Roncesvalles and High Park Blvd		

MLS#: W12965892		PIN#: 213450154					
Legal: PT LT 93 PL 590 CITY WEST AS IN CA610545; CITY OF TORONTO							
Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1900 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Patio, Privacy, Porch Interior Feat: None		Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 14.01	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	10.83	x 17.95	Coffered Ceiling	Hardwood Floor	Open Concept
3	Foyer	Main	6.1	x 11.61	2 Pc Bath	Marble Floor	Window
4	Kitchen	Main	10.4	x 12.76	Marble Counter	Stainless Steel Appl	Modern Kitchen
5	Mudroom	Main	7.15	x 7.15	Pantry	Heated Floor	Glass Doors
6	Prim Bdrm	2nd	9.09	x 17.32	Bay Window	Hardwood Floor	W/I Closet
7	2nd Br	2nd	12.07	x 14.24	Bay Window	Hardwood Floor	B/I Shelves
8	Bathroom	2nd	10.6	x 12.76	4 Pc Bath	Heated Floor	Semi Ensuite
9	3rd Br	3rd	12.99	x 13.29	Bay Window	Hardwood Floor	O/Looks Frontyard
10	Sitting	3rd	10.07	x 13.94	B/I Closet	Hardwood Floor	3 Pc Bath
11	Kitchen	Lower	11.52	x 9.25	Stainless Steel Appl	Laminate	Modern Kitchen
12	Rec	Lower	11.52	x 9.51	Combined W/Kitchen	Laminate	Window
13	4th Br	Lower	10.93	x 11.71	Pot Lights	Laminate	Window
Client Remks: Welcome to 276 Roncesvalles Ave a beautifully updated High Park "Grande Dame" in the heart of family-friendly Roncesvalles Village.This light-filled, detached 3,000 sq ft home blends timeless character with thoughtful modern updates. Set back from the street behind a native plant garden and complemented by a private rear patio, the home offers a rare sense of calm and privacy-just steps from one of Toronto's most vibrant neighbourhoods. Enjoy the best of Roncy right outside your door: Michelin-star dining at The Ace, Barque's legendary BBQ, films at the historic Revue Cinema, and a lively mix of local shops, cafes, and everyday conveniences. When it's time to unwind, High Park's trails, gardens, and green space are just a short walk away. Originally architect-designed and built in 1900, this 3+1 bedroom, 4-bathroom home has been extensively and thoughtfully renovated. The second and third floors have been fully reimaged, while the main floor features a modern, open-concept kitchen ideal for everyday living and entertaining. A separate side entrance leads to a self-contained 1-bedroom basement suite-perfect for extended family, guest space, or income potential. Additional highlights include: Detached garage + private laneway, parking for two cars, 200amp electrical service. New roof (2025) and updated A/C (2025), Upgraded water supply (2023). Qualifies for laneway house, potential for 1,029 sqft, 2 floor home and parking. Steps to TTC and bike lanes along Roncesvalles. Located within the highly sought-after Fern Avenue Public School catchment. A rare opportunity to own a character-filled, move-in-ready home in one of Toronto's most beloved neighbourhoods.							
Inclusions: Stainless Steel Samsung fridge/freezer, Stainless Steel GE Profile range and hood, Cabinet Panel Bosch Dishwasher. Basement: Galanz fridge/freezer, Stainless Steel Kitchen Aid range/oven, Frigidaire Dishwasher, Stainless Steel LG microwave hood, LG Washer and Dryer. Backyard: Designer low profile concrete coffee table.							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300							



36 Ridley Gdns Toronto Ontario M6R 2T8 Toronto W01 High Park-Swansea Toronto Taxes: \$7,330/2025 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,265,000 List: \$2,199,000 For: Sale % Dif: 103
Detached Link: N 2-Storey	Fronting On: W Acreage: 26.92 x 70.5 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x4xLower	Dir/Cross St: W of Roncesvalles/N of Garden Directions: Use GPS

MLS#: W12928030

PIN#: 213440168

Legal: PLAN D1309 PT LOTS 1 & 2

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: Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 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 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	13.58	x 9.22	Hardwood Floor	B/I Closet	Open Concept
2	Living	Main	14.83	x 13.75	Hardwood Floor	B/I Shelves	Fireplace
3	Dining	Main	12.24	x 8.99	Hardwood Floor	Panelled	B/I Shelves
4	Kitchen	Main	14.99	x 13.75	Hardwood Floor	Modern Kitchen	Centre Island
5	Family	Main	12.99	x 9.58	Hardwood Floor	Sliding Doors	2 Pc Bath
6	Prim Bdrm	2nd	19.85	x 12.4	Hardwood Floor	His/Hers Closets	3 Pc Bath
7	2nd Br	2nd	14.4	x 10.24	Hardwood Floor	B/I Closet	
8	3rd Br	2nd	11.25	x 10.66	Hardwood Floor	B/I Closet	
9	4th Br	2nd	12.83	x 8.6	Hardwood Floor	B/I Closet	
10	Rec	Lower	29.82	x 12.4	Vinyl Floor	W/O To Deck	
11	Br	Lower	11.58	x 8.99	Vinyl Floor	B/I Shelves	Sliding Doors
12	Pantry	Lower	6.07	x 4.99	B/I Shelves		

Client Remks: Tucked away on a quiet cul de sac just steps from High Park, 36 Ridley Gardens offers the rare combination of space, style, and a truly family oriented setting. With nearly 2,500 sq ft of thoughtfully designed living space, this 5 bedroom, 4 bathroom home delivers both function and flow in all the right places. The main floor is open yet purposeful, designed for how families actually live. At its centre is a standout kitchen anchored by an oversized waterfall island, with quartz countertops, ample cabinetry, and high end appliances. It is a space built equally for busy mornings, casual family meals, and effortless entertaining. Sliding doors extend the living space outdoors to a private backyard with a functional interlock patio and garden, ideal for outdoor dining and children at play. The second floor is tailored for family life, offering four well proportioned bedrooms and two full bathrooms. The primary suite is a calm retreat with a panelled feature wall, his and hers closets, and a 3 piece ensuite. The additional bedrooms feature custom cabinetry and share a spacious 5 piece bath, while a second floor laundry room adds everyday convenience. The lower level adds valuable, flexible living space with a bright and functional layout, sliding doors to the patio, and the versatility to serve as a family room, home gym, guest suite, or workspace. A dedicated pantry provides excellent additional storage. Set on a quiet, family friendly street where kids can play and neighbours know each other, the location is exceptional. Just a 3 minute walk to High Park, 7 minutes to the shops and restaurants of Roncesvalles Ave, and a 10 minute stroll to Lake Ontario, this is west end living at its best.

Inclusions: Samsung Stainless Steel Refrigerator, Samsung 5 Burner Gas Stove, Cuisinart Microwave, Dishwasher, LG Stacked Washer & Dryer, All Window Coverings, Electric Light Fixtures, Hot Water Tank, Furnace and A/C Unit

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



92 Indian Rd
Toronto Ontario M6R 2V4
 Toronto W01 High Park-Swansea Toronto
Taxes: \$10,119.84/2025 **For:** Sale **% Dif:** 101
Sold Date: 05/19/2026
SPIS: No **Last Status:** SLD **DOM:** 12
Sold: \$2,313,001
List: \$2,298,000
Detached **Fronting On:** W **Rms:** 11
Link: N **Acreage:** **Bedrooms:** 5 + 1
 2-Storey 28.98 x 161.8 Feet **Washrooms:** 2
Irreg: 1x3xGround, 1x4x2nd
 190.63 x 28.98 x 161.80 x
 40.66
Dir/Cross St: High Park Blvd and Indian Rd
Directions:
 Between Parkside Dr & Roncesvalles Ave, South of High Park Blvd & North of Garden Ave

MLS#: W13094034 **PIN#:** 213440084
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PT LT 1 PL 690 NORTH WEST ANNEX; PT PRIVATE LANE PL 690 NORTH WEST ANNEX AS IN CA779521; S/T & T/W CA779521; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Other Lot Size Source: GeoWarehouse Roof: Membrane, Flat Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Pool Feat: Family Room, Fireplace/Stove, Hospital, Park, Public Transit, School, Wooded/Treed Exterior Feat: Landscaped, Lighting, Patio, Porch Interior Feat: Carpet Free, Separate Hydro Meter, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.12	x 17.72	Hardwood Floor Bay Window
2	Dining	Ground	12.47	x 13.78	Hardwood Floor Large Window Coffered Ceiling
3	2nd Br	Ground	9.51	x 16.73	Hardwood Floor Large Closet
4	3rd Br	Ground	12.47	x 10.17	Hardwood Floor Large Closet
5	Kitchen	Ground	9.51	x 13.45	Laminate Galley Kitchen Modern Kitchen
6	Prim Bdrm	2nd	13.45	x 17.06	Hardwood Floor Bay Window Fireplace
7	Office	2nd	12.8	x 14.44	Hardwood Floor Large Closet Coffered Ceiling
8	4th Br	2nd	9.84	x 14.44	Hardwood Floor Large Closet Window
9	5th Br	2nd	12.14	x 10.5	Hardwood Floor Large Closet Window
10	Exercise	2nd	8.86	x 12.14	Hardwood Floor Window
11	Kitchen	2nd	8.2	x 17.06	Laminate Galley Kitchen Modern Kitchen

Client Remks: Rare, move-in ready, and full of potential, this exceptional residence offers remarkable flexibility--perfect as a single-family home, intergenerational retreat, or rental duplex. Boasting 5 generously sized bedrooms and 2 full kitchens, it easily accommodates growing families, extended living arrangements, or income opportunities. Nestled on a coveted street in the highly desirable Roncesvalles/High Park neighbourhood, the home blends timeless character with modern confidence, supported by solid mechanical systems and a strong inspection report. This remarkable early-1900s brick home is one of the original 12 duplexes built in High Park, set on an expansive lot measuring 191' x 29' x 162' x 41'. Rich in character, it retains many original features while offering approximately 4,000 square feet of living space, including an unfinished basement ready for customization. The home has uniquely large principal rooms and bedrooms, creating a grand, mansion-like feel across its 13 rooms. Currently configured to function as either a single-family residence or two separate units, the property presents numerous possibilities for future enhancements, subject to municipal approvals, such as transforming the second-floor kitchen into a spa-inspired bathroom, adding a third-storey extension for additional living space, or creating extra parking, a garage, or even a garden suite in the backyard. Ideally located, the home is just an easy stroll to the shops and restaurants along Roncesvalles, as well as the vibrant Queen Street corridor, with convenient access to the UP Express station, streetcars, and subway. Enjoy glimpses of Lake Ontario from the house, all within a top-rated school catchment area, making this an exceptional opportunity for families and investors alike. This is a rare chance to secure a property with both immediate comfort, long-term potential and stunning curb appeal in one of Toronto's most sought-after communities.



88 Westminster Ave Toronto Ontario M6R 1N4 Toronto W01 Roncesvalles Toronto Taxes: \$9,863/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$2,250,000 List: \$2,300,000 For: Sale % Dif: 98
Detached Link: N 3-Storey	Fronting On: N Acreage: 30.08 x 118.42 Feet Irreg:	Rms: 13 + 4 Bedrooms: 4 Washrooms: 4 1x4xGround, 1x3x2nd, 1x4x3rd, 1x1xBsmt	Dir/Cross St: High Park Blvd and Roncesvalles Directions: one way east from Roncesvalles

MLS#: W13018766			PIN#: 213340252		
Legal: PT LT 45-46 PL 840 CITY WEST AS IN CT809274; CITY OF TORONTO					
Kitchens: 3		Exterior: Brick		Zoning:	
Fam Rm: N		Gar/Gar Spcs: Detached / 2		Cable TV:	
Basement: Unfinished / Sep Entrance		Drive: Lane		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0		Water: Municipal	
Heat: Water / Gas		Tot Prk Spcs: 2		Water Supply Type:	
A/C: None		UFFI:		Sewer: Sewers	
Central Vac: No		Pool: None		Waterfront:	
Apx Age: 100+		Prop Feat: Fireplace/Stove, Hospital,		Retirement:	
Year Built: 1914		Library, Park, Public Transit, Rec Centre,		HST Applicable to Not Subject to HST	
Yr Built Source: MPAC		School		Sale Price:	
Apx Sqft: 2500-3000		Interior Feat: None		Farm/Agr:	
Lot Size Source: MPAC				Oth Struct:	
Roof: Asphalt Shingle				Survey Type: None	
Foundation: Brick				Spec Desig: Unknown	
Assessment: 2025 POTL:					
POTL Mo Fee:					
Laundry lev: Upper					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.65	x 11.48	Hardwood Floor	Fireplace	Pocket Doors
2	Dining	Ground	15.91	x 9.84	Hardwood Floor	Bay Window	Leaded Glass
3	Kitchen	Ground	12.01	x 9.84	Cork Floor	Eat-In Kitchen	Pot Lights
4	Br	Ground	15.42	x 9.19	Hardwood Floor	O/Looks Backyard	Closet
5	Br	Ground	10.33	x 8.99	Hardwood Floor	O/Looks Backyard	
6	Living	2nd	15.03	x 10.33	Hardwood Floor	Crown Moulding	French Doors
7	Den	2nd	9.65	x 9.42	Hardwood Floor	Combined W/Living	W/O To Sunroom
8	Sunroom	2nd	8.66	x 6.92	O/Looks Frontyard		
9	Dining	2nd	19.13	x 10.24	Hardwood Floor	Bay Window	Fireplace
10	Kitchen	2nd	15.16	x 8.92	Vinyl Floor	Breakfast Bar	Double Sink
11	Br	2nd	12.01	x 10.33	Hardwood Floor	Double Closet	Crown Moulding
12	Kitchen	3rd	13.78	x 12.5	Hardwood Floor	Combined W/Living	North View
13	Br	3rd	13.91	x 12.57	Hardwood Floor	O/Looks Frontyard	Semi Ensuite
14	Furnace	Bsmt	11.25	x 9.19	Concrete Floor		
15	Other	Bsmt	24.31	x 19.36	Concrete Floor	Above Grade Window	
16	Other	Bsmt	14.83	x 13.78	Concrete Floor	Above Grade Window	W/O To Garden
17	Other	Bsmt	14.99	x 7.97	Concrete Floor		

Client Remks: This wonderfully set back from the street Westminster home in the heart of Roncesvalles Village is ideally located to enjoy the best of neighbourhood living - steps to the heart of Roncy: shops; restaurants; amenities; transit and library, short walk to Sorauren Park and the soon to begin construction of new community centre with pool, easy walk to High Park, the Lake and the Martin Goodman Trail. The house has been split up into 3 units for decades yet could easily be converted to a single family Beauty. With the existing 1200 sq main floor (& multi storey addition, home 4021 sq ft on 4 floors) there is no need to go to Committee of Adjustments for the variances necessary to expand the footprint. Oversized double car garage has laneway house potential. Main floor, third floor and basement owner occupied. Second floor features a rare covered front balcony and has a lovely professional couple on a lease til Sept 30, 2026 who would love to stay past that date. If a dream house reno is in your plans it sure would be nice having someone in the house paying some bills while you figured out your details and got your building permits. House needs 25 hours notice to show, no public open houses all viewings by appointment.

Inclusions: 3 stoves, 3 fridges, 3 washer, 3 dryer, all elfs, electric garage door opener and remote, combination hot water boiler and heater, 200 amp service house has been rewired throughout, all new aluminium soffits, fascia, evestroughs and downspouts 2023

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



103 Galley Ave Toronto Ontario M6R 1H2 Toronto W01 Roncesvalles Toronto			Sold: \$2,800,800 List: \$2,498,000		
Taxes: \$10,104.77/2025			For: Sale		% Dif: 112
Sold Date: 04/21/2026					
SPIS: No		Last Status: SLD		DOM: 6	
Detached		Fronting On: S		Rms: 8 + 4	
Link: N		Acreage:		Bedrooms: 4	
2 1/2 Storey		25 x 128 Feet		Washrooms: 5	
		Irreg:		1x2xMain, 1x4x2nd, 1x4x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: Roncesvalles Ave & High Park Blvd					
Directions: Roncesvalles Ave & High Park Blvd					

MLS#: W13003708 **PIN#:**
Legal: PT LT 12 PL 721 PARKDALE AS IN CA735615; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished / Sep Entrance / Walk-Up Fireplace/Stv: Y Heat: Forced Air, Radiant, Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Metal Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscaped, Porch Interior Feat: Built-In Oven, Storage, Sump Pump, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 4.66	Closet	Pot Lights	Window
2	Living	Main	16.99	x 14.4	Large Window	Pot Lights	Heated Floor
3	Dining	Main	14.17	x 10.5	Window Flr to Ceil	Combined W/Kitchen	Heated Floor
4	Kitchen	Main	14.17	x 9.51	B/I Appliances	Granite Counter	Heated Floor
5	Prim Bdrm	2nd	15.75	x 8.99	4 Pc Bath	W/I Closet	Bay Window
6	2nd Br	2nd	12.99	x 10.01	Double Closet	Window	Hardwood Floor
7	3rd Br	2nd	9.25	x 8.23	B/I Bookcase	Window	Hardwood Floor
8	3rd Br	3rd	11.32	x 10.99	3 Pc Ensuite	Double Closet	Window
9	Family	3rd	14.99	x 11.32	Skylight	Gas Fireplace	Hardwood Floor
10	4th Br	Lower	14.01	x 10.5	Pot Lights	Double Closet	Above Grade Window
11	Kitchen	Lower	10.99	x 10.99	Pot Lights	Granite Counter	Undermount Sink
12	Rec	Lower	10.01	x 10.01	Pot Lights	B/I Shelves	Large Window
13	Laundry	Lower	8.01	x 6.5	Pot Lights		

Client Remks: This reimagined Edwardian residence blends contemporary design with exceptional functionality. Thoughtfully designed, the home offers nearly 3,000 sq ft of finished living space across 2.5 storeys, featuring custom millwork, quality materials, and a seamless layout for everyday living. Set on a rare 25 x 128 ft lot with a private backyard and double car garage, this is a standout opportunity in prime Roncesvalles. The main level is designed for living and entertaining, with a welcoming foyer, hidden coat storage, and a refined living area with walnut veneer built-ins. The dining room overlooks the south-facing backyard, while the chef's kitchen features custom cabinetry, a large island with granite counters and integrated compost, a full Miele appliance package and a walk-out to the backyard deck. A powder room with mosaic tile, marble counter, and heated floors completes the level. The second floor offers a spacious primary suite with bay window, walk-in closet, and spa-inspired ensuite with marble finishes and double vanity. Two additional bedrooms and a 4-piece family bath complete the level, with hardwood flooring throughout. The third floor provides flexible space with skylight and gas fireplace, ideal as a family room, office, or guest suite, plus an additional bedroom with semi-ensuite. The finished lower level with separate entrance includes a rec room, kitchenette, 3-piece bath, laundry, and a flexible space for a potential fifth bedroom, with heated floors throughout. Professionally landscaped front and backyards offer privacy and functionality, with a front porch retreat, mature trees, and a fully fenced backyard with deck, stone patio, and green space. Double car garage off laneway with loft storage and laneway house potential of over 1600 sq ft. Steps to Roncesvalles Ave and High Park, Sorauren Park, the waterfront, top schools, shops, and transit nearby offering exceptional west-end living.

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



18 Constance St Toronto Ontario M6R 1S4		Sold: \$2,580,000 List: \$2,699,000
Toronto W01 High Park-Swansea Toronto		
Taxes: \$9,275.27/2025	For: Sale	% Dif: 96
Sold Date: 03/04/2026		
SPIS: No	Last Status: SLD	DOM: 15
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 22 x 114 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xGround, 1x3xBsmt, 1x5x2nd, 1x3x3rd
Dir/Cross St: Roncesvalles and Howard Park Directions: Turn West off Roncesvalles		

MLS#: W12792090 **PIN#:** 213470179
Legal: PT LT 27-28 PL 590 CITY WEST AS IN CA342267; CITY OF TORONTO

Kitchens: 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: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Landscaped, Hot Tub, Lighting, Porch Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Floor Drain, On Demand Water Heater, Sump Pump, Water Heater Owned, Workbench	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	Ground	10.01	x 10.79	Crown Moulding	Pot Lights	Hardwood Floor
2	Dining	Ground	11.29	x 12.7	B/I Bookcase	Fireplace	Hardwood Floor
3	Kitchen	Ground	12.5	x 15.91	B/I Appliances	Eat-In Kitchen	Centre Island
4	Mudroom	Ground	4	x 6.3	2 Pc Bath	Marble Floor	W/O To Yard
5	Office	2nd	8.53	x 5.05	Large Window	Pot Lights	Hardwood Floor
6	2nd Br	2nd	11.81	x 11.12	Large Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	17.29	x 11.29	Bay Window	California Shutters	Hardwood Floor
8	4th Br	3rd	12.4	x 9.12	Pocket Doors	Pot Lights	Hardwood Floor
9	Prim Bdrm	3rd	14.11	x 13.81	W/O To Terrace	3 Pc Ensuite	Hardwood Floor
10	Rec	Bsmt	15.09	x 22.11	W/O To Yard	Pot Lights	Double Closet

Client Remks: Welcome to 18 Constance 2.0: A Main Floor Transformation That Changes Everything!!! Featuring wide-plank white oak flooring throughout and a re-imagined, open-concept layout, this detached solid brick home in Roncesvalles feels brighter, wider, and far more expansive than you'd expect. Walls have been thoughtfully removed to create seamless flow across the principal rooms. The stairwell to the lower level is also wider - a shift that dramatically enhances light and connection between floors. With 4 bedrooms plus an office and 4 bathrooms, the layout offers flexibility for growing families, and working from home. The chef's kitchen anchors the main level with Wolf appliances, generous storage, and a substantial island designed for gathering. A main floor powder room and rear mudroom hall add everyday practicality. The third-floor primary retreat offers a walk-in closet, ensuite, and private terrace with hot tub - a rare escape in the city. The finished lower level features a spacious recreation room with walk-out to a fully fenced backyard framed by mature perennial gardens and a four-hole mini putt. And parking? We've got it! A double garage off laneway with loft storage! This property allows for approximately 1,400 sq ft of future laneway development - see Laneway Housing letter attached. All this on a quiet, family-friendly street steps to the shops, restaurants, and unmistakable community energy of Roncesvalles.

Inclusions: Viking Refrigerator, Wolf Stove Top, Wolf Built-in Ovens, Hood Vent, Dishwasher, Washer/Dryer, All Electric Light Fixtures, All Closet Organizers and Window Coverings Now Present, Wardrobe in Front Bedroom on 2nd Floor, Work Bench in Garage, Storage Unit in Garage

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



91 Indian Rd Toronto Ontario M6R 2V5 Toronto W01 High Park-Swansea Toronto Taxes: \$14,131.59/2025 Sold Date: 03/06/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$2,650,000 List: \$2,745,000 For: Sale % Dif: 97
Detached Link: N 3-Storey	Fronting On: E Acreage: 39.3 x 188.3 Feet Irreg: 183.31 ft x 36.05 ft x 204.56 ft x 30.05	Rms: 13 + 3 Bedrooms: 8 + 1 Washrooms: 5 1x4xMain, 1x2x2nd, 1x3x2nd, 1x5x3rd, 1x2x3rd	Dir/Cross St: Indian Road and Algonquin Directions: Indian Road and Algonquin

MLS#: W12815016 **PIN#:** 213440130
Legal: PT LT 8 BLK A PL 772 NORTH WEST ANNEX PT 1 & 2 63R4747; S/T & T/W CA411192; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: Attached / 2 Drive: Mutual Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Lake/Pond, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Other Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 3.67	Hardwood Floor	Closet	
2	Living	Main	13.48	x 13.42	Hardwood Floor	Fireplace	Large Window
3	Dining	Main	12.83	x 12.83	Hardwood Floor	Window	
4	3rd Br	Main	10.83	x 8.66	Hardwood Floor	Window	
5	2nd Br	Main	11.15	x 9.58	Hardwood Floor	Window	Closet
6	Sunroom	Main	12.66	x 10.5	Hardwood Floor	Large Window	
7	Br	Main	10.76	x 10.33	Hardwood Floor	Window	Window
8	Living	2nd	13.42	x 13.48	Hardwood Floor	Bay Window	Fireplace
9	Dining	2nd	13.09	x 13.58	Hardwood Floor	Window	Combined W/Kitchen
10	Kitchen	2nd	16.4	x 8.99	Stone Counter	Window	Pantry
11	2nd Br	2nd	17.42	x 9.74	Hardwood Floor	Large Window	W/I Closet
12	3rd Br	2nd	10.99	x 10.6	Hardwood Floor	Bay Window	Closet
13	4th Br	3rd	12.5	x 13.75	Hardwood Floor	W/O To Balcony	Closet
14	Office	3rd	6.07	x 6.43	Hardwood Floor	Window	
15	Prim Bdrm	3rd	15.85	x 13.32	Hardwood Floor	Window	Closet
16	Kitchen	Bsmt	11.84	x 9.15	Laminate	Window	Stainless Steel Appl
17	Living	Bsmt	19.75	x 10.24	Broadloom	Open Concept	

Client Remks: Stunning Arts & Crafts Duplex in High Park! This exquisite detached residence blends timeless architectural character with exceptional modern design, offering 4,120 sq. ft of finished living space across three levels plus a beautifully renovated basement suite. An extraordinary opportunity for multigenerational living, or an expansive owner's retreat with additional income. The main floor showcases classic Arts & Crafts detailing, original built-ins with leaded glass doors, rich wood trim, & an ornamental fireplace in the formal living rm. A separate formal dining rm enhances the home's elegance, 4 spacious bedrooms and sunroom/office-and a renovated 4-piece bath complete this level. There are 2 ductless A/C units that cool this main floor unit. The upper suite, spanning the 2nd and 3rd floors, has been fully renovated & thoughtfully designed by renowned Architect Felix Leicher of Baukultur. The chef-inspired kitchen features a large island, integrated appliances (Miele oven & island cooktop), & a walk-in pantry. It flows seamlessly into the open-concept living & dining spaces with original woodwork, custom cabinetry, & a gas fireplace. This level also includes 2 generous east-facing bedrms w/ wall-to-wall windows, a 3-piece bathrm & a powder rm, large laundry rm, & lots of storage. The 3rd floor offers 2 additional spacious bedrooms, including one with a w/o to a private tree-top balcony. The luxurious primary suite impresses with cathedral ceilings, floor-to-ceiling windows, wall-to-wall built-in dressers, and a spa-like 5-piece ensuite. A skylit family rm, serene meditation space, additional powder rm, & extensive closet space complete this remarkable level. Hardwood floors run throughout, and the owner's suite is equipped with 7 ductless A/C units for optimal comfort. The



21 Galley Ave			Sold: \$2,700,000
Toronto Ontario M6R 1G9			List: \$2,759,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$7,448.96/2026		For: Sale	% Dif: 98
Sold Date: 06/19/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: S	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 4	
3-Storey	20 x 122.75 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 1x3x2nd, 1x5x3rd, 1x2xBsmt	
Dir/Cross St: Between Macdonell and Roncesvalles			
Directions: Galley one way heading West			

MLS#: W13450910 **PIN#:** 213360352
Legal: PT LT 19-20 PL 1262 TORONTO AS IN CT243533 EXCEPT WG35690; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1911 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane, Flat Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Carpet Free, ERV/HRV, Sump Pump Security Feat: 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 8.99	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	10.99	x 13.42	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	12.4	x 14.34	Breakfast Bar	Stainless Steel Appl	W/O To Deck
4	2nd Br	2nd	13.58	x 9.51	Hardwood Floor	Closet	3 Pc Ensuite
5	3rd Br	2nd	9.58	x 12.17	Hardwood Floor	B/I Closet	Picture Window
6	4th Br	2nd	10.01	x 9.25	Hardwood Floor	Bay Window	
7	Prim Bdrm	3rd	16.01	x 14.5	W/I Closet	5 Pc Ensuite	Picture Window
8	Rec	Bsmt	21	x 13.16	Closet	2 Pc Bath	Above Grade Window

Client Remks: All hands on deck for Galley! Seas the day! Fall overboard in love for this detached Edwardian beauty on a quiet one way street in the heart of beloved Roncesvalles. Stunning renovation where the systems, the surfaces and the finishes have been carefully considered and deliciously presented. Open concept main floor layout featuring a custom kitchen with Quartz Taj Mahal stone, custom millwork, Thermadore appliances, a sweet powder room and a walk out to a South facing yard and new, two car garage. Upstairs, the house unfolds exactly as it should: four bedrooms (one of which is a suite on the 2nd floor) with the crown jewel being the massive/stunning primary on the 3rd floor - an entire level dedicated to rest and relaxation including a walk-in closet and spa-inspired ensuite (heated floors!) that is so big it should probably have it's own agent. Fully finished basement with nearly 7 ft ceilings perfect for a TV zone or guest area. Two car garage in the back offers coveted parking and exciting laneway house potential for future income, home office, or multi-generational living. All of this, AND you get to be in one of Toronto's most cherished communities with the best schools (YES this is in the Fern district!) independent shops, cafes, parks and restaurants. This is a rest-of-your-life kind of house. You know what to do.

Inclusions: Samsung washer/dryer, KitchenAid dishwasher, Hauslane ventilation, Thermador fridge, Thermador range and Panasonic microwave. All light fixtures and built-ins not outlined in exclusions.

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



187 Grenadier Rd Toronto Ontario M6R 1R8 Toronto W01 High Park-Swansea Toronto Taxes: \$11,326.39/2025 Sold Date: 01/13/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$3,150,000 List: \$2,999,999 For: Sale % Dif: 105
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 27 x 125 Feet Irreg: As Per Assessment	Rms: 10 Bedrooms: 5 Washrooms: 5 1x2xMain, 1x3x2nd, 1x5x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Parkside Drive/High Park Directions: Parkside Dr & High Park

MLS#: W12672340 **PIN#:** 213470152
Legal: Pt Lt 70-71 Pl 1259; S/T & T/W Right Of Way

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone Assessment: 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, 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: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.35	x 8.4	Hardwood Floor		
2	Living	Main	15.03	x 11.02	Hardwood Floor	Fireplace	Pocket Doors
3	Dining	Main	16.17	x 8.96	Hardwood Floor		
4	Kitchen	Main	11.94	x 10.83	Renovated	Granite Counter	W/O To Deck
5	Family	Main	13.02	x 10.93	Hardwood Floor	2 Pc Bath	
6	Prim Bdrm	2nd	16.7	x 14.04	Hardwood Floor	3 Pc Ensuite	W/W Closet
7	Br	2nd	13.78	x 8.07	Hardwood Floor		
8	Br	2nd	12.34	x 11.38	Hardwood Floor		
9	Office	2nd	12.66	x 4.59	Hardwood Floor		
10	Br	3rd	11.71	x 11.48	Hardwood Floor	Closet	
11	Br	3rd	12.3	x 11.48	Hardwood Floor	Closet	
12	Rec	Bsmt	23.72	x 19.78			
13	Utility	Bsmt	15.19	x 9.81			
14	Laundry	Bsmt	9.65	x 5.58			

Client Remks: Beautifully updated Roncesvalles home offering space, comfort, and versatility across four finished levels. An enclosed front porch welcomes you into a charming foyer. California shutters and hardwood floors throughout. The main level features a formal living room with wood-burning fireplace, a separate dining room and a large eat-in designer kitchen with stainless steel appliances. At the rear of the home, a bright open-concept family room with custom built-ins provides walkout access to a private, professionally landscaped backyard. The second floor offers three bedrooms, including a spacious primary retreat with two bay windows, wall-to-wall closet, air unit above the bed, and a 3-piece ensuite. A separate office and a deluxe 5-piece main bathroom complete this level, which can easily be converted to a Jack & Jill. The third floor includes two additional bedrooms, each with hardwood floors, built-in storage cabinetry, and their own air conditioning units, plus a full bathroom with heated floors. The basement was renovated in the summer of 2025 and features a euro-style 3-piece bathroom, large living/TV area with wet bar, engineered hardwood floors, abundant storage, laundry room with LG washer and dryer, workout/utility room, and a separate entrance. Heated floors in the basement and all bathrooms.

Inclusions: Fridge, 6 burner range, built-in dishwasher, washer, dryer, window coverings, wall air conditioning units, heated floors in basement and bathrooms.

Listing Contracted With: TRUST REALTY GROUP **Ph:** 647-346-4600



220 Wright Ave			Sold: \$3,615,000
Toronto Ontario M6R 1L3			List: \$3,199,000
Toronto W01 High Park-Swansea Toronto			
Taxes: \$12,585.71/2025		For: Sale	% Dif: 113
Sold Date: 05/05/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: N	Rms: 9 + 2	
Link: N	Acreage:	Bedrooms: 5 + 1	
3-Storey	36 x 118 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 2x4x2nd, 1x4x3rd, 1x3xBsmt	
Dir/Cross St: Wright/Roncesvalles Directions: Wright/Roncesvalles			

MLS#: W13047866 **PIN#:** 213450219
Legal: PT LT 40 PL 972 TORONTO AS IN CA408977; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Lawn Sprinkler System, Porch, Landscaped Interior Feat: Other Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	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 None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 5.91	Tile Floor	Closet	Window
2	Living	Main	17.65	x 12.34	Hardwood Floor	Bay Window	Window
3	Dining	Main	14.34	x 10.99	Hardwood Floor	Bay Window	Wainscoting
4	Kitchen	Main	16.67	x 11.91	Hardwood Floor	Quartz Counter	Stainless Steel Appl
5	Family	Main	7.41	x 10.99	Window		
6	Prim Bdrm	2nd	18.18	x 11.52	Hardwood Floor	Bay Window	4 Pc Ensuite
7	Sitting	2nd	8.92	x 11.84	Hardwood Floor	Large Closet	Fireplace
8	2nd Br	2nd	14.34	x 10.99	W/I Closet	W/O To Balcony	4 Pc Ensuite
9	3rd Br	3rd	11.15	x 23.75	Hardwood Floor	Double Closet	Window
10	4th Br	3rd	12.4	x 9.68	Hardwood Floor	Double Closet	Window
11	5th Br	3rd	13.42	x 10.99	Hardwood Floor	Window	Double Closet
12	Rec	Bsmt	23.1	x 22.57	Laminate	Window	

Client Remks: Originally built as the United Church manse, this distinguished Edwardian residence is a rare landmark at the centre of the neighbourhood. It offers a level of character and history that cannot be replicated. Once a place of gathering and celebration, it remains the home around which the community first took shape. This detached three-storey property features 5+1 bedrooms and 5 bathrooms, combining timeless architecture with thoughtful modern upgrades. Original details such as wainscoting, hardwood floors, and stained and leaded glass windows have been carefully preserved, while updated windows enhance comfort. The updated kitchen includes granite countertops, stainless steel appliances and ample workspace, ideal for everyday living and entertaining. On the second floor are two generously sized bedrooms, each with walk-in closets and private ensuites. The primary suite also includes a separate sitting room, creating a quiet and inviting retreat. The third floor offers three additional bedrooms and a four-piece bathroom, well suited for family, guests, or workspace needs. South-facing bay windows in the living room and primary suite bring in abundant natural light. The finished basement adds valuable living and recreation space. A rare private driveway fits up to three vehicles and includes a high-voltage outlet for EV charging. Outside, the landscaped backyard with irrigation provides a peaceful urban setting. Just steps from Roncesvalles Village, this home is located in one of Toronto's most vibrant west-end communities, known for its independent shops, cafes, and excellent dining. Residents enjoy the annual street festival and close proximity to the library, High Park, Sorauren Park, the Boulevard Club, and the lake. The property is within a desirable school catchment and walking distance to a French school, with easy access to streetcars and the subway. A truly unique home, rich in history and integral to the neighbourhood's story.

Inclusions: Fridge, Stove, Dishwasher, 2 washers, 2 dryers, All electric Light fixtures, Gas boiler and equipment, 2 ductless air conditioners, all bathroom mirrors, Charger for electric car. Alarm equipment (buyer to arrange for their own monitoring). plug for electric car, high velocity air conditioning, sheds for garbage

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



12 Hewitt Ave Toronto Ontario M6R 1Y3 Toronto W01 High Park-Swansea Toronto		Sold: \$3,150,000 List: \$3,295,000
Taxes: \$12,857.18/2025	For: Sale	% Dif: 96
Sold Date: 02/24/2026		
SPIS: No	Last Status: SLD	DOM: 34
Detached Link: N 3-Storey	Fronting On: N Acreage: 27 x 154.83 Feet Irreg:	Rms: 11 + 4 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x2x3rd, 1x3xLower
Dir/Cross St: Roncesvalles & Howard Park Directions: Indian Rd --> Hewitt Ave		

MLS#: W12717920 **PIN#:** 213480059
Legal: LT 5 PL 1238 TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick, Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Lake/Pond, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Porch Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, ERV/HRV, Storage, Sump Pump, On Demand Water Heater, Steam Room	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 9.84	Gas Fireplace	Wall Sconce Lighting	Large Window
2	Dining	Main	20.01	x 11.25	Large Window	Open Concept	Pot Lights
3	Kitchen	Main	13.48	x 8.01	Pantry	Centre Island	Stone Counter
4	Family	Main	13.68	x 12.6	B/I Shelves	W/O To Deck	Built-In Speakers
5	Mudroom	Main	6.99	x 5.15	B/I Closet	W/O To Deck	2 Pc Ensuite
6	Prim Bdrm	2nd	15.42	x 12.17	W/O To Balcony	5 Pc Ensuite	Large Window
7	Other	2nd	14.99	x 10.01	B/I Closet	Window	Pocket Doors
8	2nd Br	2nd	15.42	x 10.01	Double Closet	Bay Window	Pot Lights
9	Laundry	2nd	7.58	x 5.58	Laundry Sink	Linen Closet	Window
10	Br	3rd	12.34	x 10.83	Closet	Window	Pot Lights
11	Br	3rd	12.76	x 12.34	Closet	Window	Pot Lights
12	Rec	Lower	17.49	x 16.01	B/I Closet	B/I Desk	Heated Floor
13	Office	Lower	12.6	x 11.84	B/I Desk	Murphy Bed	Large Window
14	Exercise	Lower	13.42	x 8.99	Mirrored Walls	B/I Closet	Pot Lights

Client Remks: An exquisite, fully reimagined Edwardian home with high-end designer finishes, and the very best of Roncesvalles Village at your doorstep. Experience luxurious interiors, soaring ceilings, exceptional craftsmanship, and a beautifully landscaped 27' x 154' lot. Offering 3,740 sq. ft. of total living space, this residence blends timeless elegance with modern functionality. Inside, radiant in-floor heating and solid core doors enhance comfort and quiet sophistication. The open plan main floor is anchored by the chef's kitchen which impresses with a large island, high-end appliances and a walk-in pantry. It is complemented by a living room with a gas fireplace & a family room with a wall of custom built-ins, Sonos sound system with flush mount speakers & wall mounted TV. In addition, there is a powder room & floor-to-ceiling sliding glass doors to the backyard. The sumptuous primary retreat offers a spa-inspired ensuite, private balcony, and separate dressing room, creating a haven of relaxation. Upstairs, high baseboards & tray ceilings add architectural depth, while the underpinned lower level - featuring 9' ceilings - includes a steam shower, exercise room, a home office that doubles as a guest bedroom with a Murphy bed enclosed by floor-to-ceiling glass & custom built-ins. Outdoors, the professionally landscaped grounds feature a patio, a composite deck, irrigation system, and a large powered storage shed, providing an ideal extension of the living space. For those who value comfort and connection, 12 Hewitt Avenue is where sophistication meets ease. With a perfect Transit Score (10 minute walk to UP Express, GO & subway), nearby French Immersion schools and proximity to High Park - along with the cafes, shops, and dining of Roncesvalles just steps away - this remarkable home offers an unrivalled blend of heritage charm, modern convenience, and urban sophistication. *Info available re: existing off-street parking arrangement.

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



205 Geoffrey St Toronto Ontario M6R 1P9 Toronto W01 High Park-Swansea Toronto Taxes: \$20,479.53/2026 Sold Date: 07/01/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$3,804,000 List: \$3,799,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: W Acreage: 35 x 125 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 2 Washrooms: 5 1x5x2nd, 1x4x2nd, 1x5x3rd, 1x3xBsmt, 1x2xGround
Dir/Cross St: Parkside and High Park Blvd. Directions: Just East of High Park on Geoffrey Street		

MLS#: W13490114	PIN#: 213460090
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: Plan 1277 Pt Lots 75 & 76	

Kitchens: 1 Fam Rm: Y Basement: Half / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Metal, Shingles, Tar and Gravel Foundation: Brick, Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Porch Enclosed, Privacy, Year Round Living Interior Feat: Built-In Oven, Carpet Free, Floor Drain, Water Heater, Water Heater Owned, Water Meter	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 1953 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Topography: Flat							
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.01	x 11.15	Hardwood Floor	Bay Window	Pocket Doors
2	Family	Ground	15.68	x 9.91	Combined W/Dining	Combined W/Kitchen	Walk-Out
3	Dining	Ground	15.91	x 7.25	Hardwood Floor	French Doors	Combined W/Kitchen
4	Kitchen	Ground	16.67	x 9.74	Centre Island		
5	Prim Bdrm	2nd	16.83	x 12.17	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	16.83	x 12.93	Hardwood Floor	Bay Window	Double Closet
7	3rd Br	3rd	12.6	x 11.84	Hardwood Floor	Large Window	
8	4th Br	3rd	12.6	x 12.76	Hardwood Floor		
9	Office	3rd	11.58	x 10.24	Hardwood Floor	Window	
10	Family	Bsmt	21.42	x 14.17	Hardwood Floor		

Client Remks: Welcome to 205 Geoffrey Street, a turnkey masterpiece located on one of the most coveted, tree-lined streets in Roncesvalles Village. Situated on a 35 by 125 foot lot, this stunning detached home offers the perfect blend of classic neighborhood charm and modern, luxurious living. Taken down to the studs and fully renovated with care, every single detail has been thoughtfully curated. Featuring 4 plus 2 spacious bedrooms and 5 beautifully appointed bathrooms, there is plenty of room for the whole family. A bright, open-concept main floor anchored by a gorgeous chef's kitchen. It boasts warm white-oak cabinetry, a massive premium stone slab waterfall island, sleek integrated appliances, and a seamless walkout to a beautiful deck, perfect for morning coffees or evening barbecues. Elegant, traditional leaded glass windows that frame a bright, open staircase, and discover the ultimate downstairs surprise: a custom-built, herringbone-tiled lower-level wine cellar ready for your collection. The property also features a rare private driveway and an incredibly versatile, standalone studio out back, ideal for a home office, creative space, or gym. Step outside your front door and enjoy unparalleled walkability to top-tier schools, the incredible shops and cafes along Roncesvalles Avenue, and the expansive trails and nature of High Park just a short stroll away. This is more than just a house; it's a wonderful place to call home.

Inclusions: Built in Fisher and Paykel Fridge, Built-in Oven, Induction cooktop, Built in ASKO dishwasher. All Electric Light Fixtures, All window coverings. HVAC equipment (two AC units and Furnaces)

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833



90 Garden Ave			Sold: \$3,770,000
Toronto Ontario M6R 1H7			List: \$3,880,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$10,504.44/2025		For: Sale	% Dif: 97
Sold Date: 04/21/2026			
SPIS: No	Last Status: SLD	DOM: 39	
Detached	Fronting On: N	Rms: 12 + 2	
Link: N	Acreage:	Bedrooms: 4 + 3	
3-Storey	30 x 132 Feet	Washrooms: 7	
	Irreg:	2x2xMain, 2x4x2nd, 1x5x2nd,	
		1x3x3rd, 1x3xBsmt	
Dir/Cross St: Roncesvalles / Dundas Directions: East Of Roncesvalles / Dundas			

MLS#: W12881384 **PIN#:** 213370368
Legal: Plan 543 Lot 7

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park Interior Feat: Water Heater, Upgraded Insulation, Sump Pump, Storage, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to In Addition To 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	Ground	19.16	x 13.78	Large Window	Marble Fireplace	Hardwood Floor
2	Kitchen	Ground	13.02	x 8.4	Open Concept	B/I Appliances	Hardwood Floor
3	Family	Ground	16.27	x 20.67			
4	Dining	Ground	11.55	x 12.27	Open Concept	Hardwood Floor	
5	Prim Bdrm	2nd	16.04	x 14.07	5 Pc Ensuite	W/I Closet	W/O To Deck
6	2nd Br	2nd	13.94	x 11.88	Bay Window	4 Pc Ensuite	W/I Closet
7	Laundry	2nd	7.61	x 7.38	Tile Floor	Laundry Sink	
8	3rd Br	3rd	12.89	x 16.21	O/Looks Garden	W/O To Deck	Hardwood Floor
9	4th Br	3rd	11.75	x 13.12	Picture Window	Hardwood Floor	Large Closet
10	5th Br	Bsmt	10.14	x 9.94	Closet	Concrete Floor	
11	Dining	Flat	12.86	x 12.6	Combined W/Dining	Concrete Floor	
12	Kitchen	Flat	19.03	x 42.98	Concrete Floor	B/I Appliances	
13	5th Br	Flat	13.58	x 13.52	Hardwood Floor	B/I Closet	
14	Br	Flat	12.8	x 14.67	Large Window	W/I Closet	

Client Remks: Welcome To 90 Garden Avenue, An Extraordinary Three-Storey Detached Residence Offering Luxury, Scale, And Versatility In The Heart Of Roncesvalles, One Of Toronto's Most Desirable Communities. Set On A Quiet, Tree-Lined Street, This Beautifully Designer Renovated Home Delivers Exceptional Living Space, Refined Finishes, And A Rare Opportunity To Own A Property That Combines Elegant Design With Incredible Functionality. From The Moment You Enter, The Home Impresses With Soaring Ceilings, Expansive Sun-Filled Interiors, And Seamless Open-Concept Living Spaces Designed For Both Sophisticated Entertaining And Comfortable Family Living. Large Windows Flood The Home With Natural Light While Carefully Selected Finishes And Thoughtful Upgrades Elevate Every Room. The Designer Chef's Kitchen Serves As The Centerpiece Of The Main Level, Featuring Premium Appliances, Custom Cabinetry, And An Elegant Layout Perfectly Suited For Hosting And Everyday Living. The Principal Rooms Flow Effortlessly, Creating A Warm Yet Refined Atmosphere Throughout. Upstairs, The Home Continues To Impress With Generously Sized Bedrooms And A Luxurious Primary Suite Retreat, Designed With Space, Comfort, And Spa-Inspired Finishes In Mind. One Of The Most Exceptional Features Of This Property Is The Stunning Two-Storey Laneway Suite Located Above A Rare Two-Car Garage. Beautifully Designed And Highly Versatile, This Secondary Residence Offers Endless Possibilities - Ideal For Multi-Generational Living, Guest Accommodations, A Private Studio Or Office, Or Valuable Rental Income Potential. The Two-Car Garage Itself Is A True Rarity In The City, Offering Both Convenience And Long-Term Value. Located steps from the vibrant shops, cafes, parks, and schools that define the Roncesvalles lifestyle, with easy access to transit and downtown Toronto, this home offers the perfect balance of urban convenience and residential charm.

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