



139 Christie St Toronto Ontario M6G 3B3 Toronto C02 Annex Toronto Taxes: \$5,093/2024 Sold Date: 01/04/2026 SPIS: No Last Status: SLD DOM: 75			Sold: \$910,000 List: \$999,720 For: Sale % Dif: 91
Detached Link: N Bungalow	Fronting On: E Acreage: 17.17 x 130 Feet Irreg:	Rms: 4 + 1 Bedrooms: 2 Washrooms: 1 1x4xMain	Dir/Cross St: Christie St / Bloor St W. Directions: -

MLS#: C12473174 **PIN#:** 212570086
Legal: PT LT 127-128 PL 560 NORTH WEST ANNEX AS IN CA502322 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: No Apx Age: 100+ Year Built: 1890 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Unlock the potential of this detached home situated on a prime lot with a detached garage perfect for a renovation, rebuild, or savvy investment. With a solid, underpinned foundation, this property is ready for a top-up or rear extension to create your dream home or a high-yield income property. Zoning allows for multiple options: design a spectacular single-family residence, convert into a triplex, and explore the possibility of adding a laneway suite. A large basement with a separate entrance adds further flexibility for rental or in-law suite potential. Located just steps from Bloor Street, Christie Pits Park, the Bloor/Christie subway station, Korea Town, and Bloor court, this vibrant neighbourhood offers unbeatable walkability with a Walk Score of 87. Surrounded by top-rated schools, transit, parks, cafes, and shops this is an unbeatable location for both lifestyle and investment. Inclusions: Partially Underpinned Basement. No lead plumbing in the home. Equipped with a new sump pump and backwater valve. Updated 100-amp electrical service. City water line upgraded to 1" pipe. Weeping tiles and drainage system recently replaced. Features four separate entrances (2 main floor, 2 basement). New doors and windows throughout. Basement apartment not warranted for retrofit compliance by the sellers.					
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588					



617 Clinton St Toronto Ontario M6G 2Z8 Toronto C02 Annex Toronto Taxes: \$7,865/2025 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,340,000 List: \$1,350,000 For: Sale % Dif: 99
Detached Link: N 3-Storey	Fronting On: W Acreage: 20.5 x 126 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower	Dir/Cross St: Christie St & Dupont Directions: South of Dupont/West of Manning

MLS#: C13003636 PIN#: Legal: LT 100 BLK F PL 991 CITY WEST; PT LT 101 BLK F PL 991 CITY WEST AS IN CA238644; CITY OF TORONTO	
Kitchens: 2 Fam Rm: N Basement: Sep Entrance / Part Bsmt Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Shape: Rectangular Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Other 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, Rec Centre, School Exterior Feat: Deck, Porch Enclosed Interior Feat: None, Auto Garage Door Remote, In-Law Capability
	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	15.42	x 7.15	Enclosed	Window	West View
2	Foyer	Main	4.33	x 15.16	Parquet Floor	Glass Doors	
3	Living	Main	10.99	x 17.49	Closed Fireplace	Hardwood Floor	West View
4	Dining	Main	12.4	x 11.25	Combined W/Br	Hardwood Floor	Window
5	Kitchen	Main	15.68	x 7.15	Eat-In Kitchen	Backsplash	East View
6	Powder Rm	Main	6.66	x 4	2 Pc Bath	Window	
7	Mudroom	Main	7.68	x 7.84	W/O To Deck	O/Looks Backyard	Vinyl Floor
8	Dining	2nd	10.01	x 14.67	Hardwood Floor	Open Concept	Combined W/Living
9	Kitchen	2nd	9.15	x 11.32	Combined W/Laundry	O/Looks Backyard	Galley Kitchen
10	Br	2nd	15.68	x 11.68	Combined W/Living	Hardwood Floor	Closet
11	Sunroom	2nd	15.58	x 7.68	O/Looks Frontyard	Large Window	Enclosed
12	Bathroom	2nd	6.17	x 8.17	4 Pc Bath	Window	
13	Br	3rd	15.68	x 11.68	O/Looks Frontyard	Wood Floor	Ceiling Fan
14	Br	3rd	10.01	x 16.67	O/Looks Backyard	Wood Floor	Window
15	Laundry	Lower	7.25	x 12.07	Laundry Sink	Concrete Floor	3 Pc Ensuite
16	Bathroom	Lower	8.01	x 6	3 Pc Bath	Window	
17	Furnace	Lower	13.32	x 14.37	Wainscoting	Concrete Floor	
18	Other	Lower	15.68	x 15.68	Concrete Floor	Walk-Out	Wainscoting
19	Cold/Cant	Lower	10.99	x 8.76	Concrete Floor		

Client Remks: A rare opportunity in the heart of Seaton Village, offering the scale, flexibility, and location savvy buyers wait for. This detached three-storey home is ready for adaptability. Move right into the upper 2/3 bedroom suite while generating income below, renovate over time, or reimagine the property entirely. The main and lower levels form a separate one-bedroom unit with its own entrance, including a dedicated basement walk-out, supported by high ceilings and two bathrooms, providing a strong foundation for future improvement and value creation. A deep lot, private backyard, and a substantial 2-car concrete block garage set this property apart. Explore the potential for a rear laneway suite, reflecting what nearby owners have already successfully achieved. Multi-generational living, live-and-rent, or full single-family conversion, are all viable. Bring your contractor and your imagination. Outside your door, Seaton Village delivers everything. Stroll to the shops and cafes of Bloor Street West, spend afternoons at Christie Pits Park, and hop on the subway with ease, all within minutes. Top-rated schools, vibrant Little Italy, and the Annex are all part of your everyday backdrop. Opportunities like this, a detached home with parking, outdoor space, and an address this good are few and far between. Don't miss your chance to plant roots on one of Toronto's finest streets and neighbourhoods.

Inclusions: All electric light fixtures & ceiling fans, all window coverings, coat hooks in foyer. Main Unit - fridge, stove, hood fan, book shelves in living room and mudroom. Upper Unit - fridge, gas stove, hood fan, b/i dishwasher, stackable washer/dryer, built-in book shelves in 2nd floor living room, B/I a/c unit (2nd floor), window a/c unit (3rd Floor). Basement - built-in bar unit, built-in shelves and cabinets, and washing



493 Clinton St		Sold: \$2,171,011
Toronto Ontario M6G 2Z3		List: \$1,699,000
Toronto C02 Annex Toronto		
Taxes: \$9,750/2025	For: Sale	% Dif: 128
Sold Date: 03/18/2026		
SPIS: No	Last Status: SLD	DOM: 9
Detached	Fronting On: E	Rms: 9 + 4
Link: N	Acreage:	Bedrooms: 4 + 2
2-Storey	18.75 x 130 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Bloor & Christie Directions: Bloor & Christie		

MLS#: C12862338 **PIN#:** 212570208
Legal: PT LT 50 PL 560 NORTH WEST ANNEX AS IN CT997772; S/T CT997772; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Year Built: 1982 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Capability, In-Law Suite, Guest Accommodations, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.98	x 3.41	Tile Floor		
2	Living	Main	18.11	x 10.04	Hardwood Floor	Bay Window	2 Pc Bath
3	Dining	Main	20.21	x 10.17	Hardwood Floor	Picture Window	Pot Lights
4	Kitchen	Main	16.83	x 13.91	Tile Floor	Centre Island	Modern Kitchen
5	Pantry	Main	5.58	x 4.72	Tile Floor	B/I Shelves	
6	Prim Bdrm	2nd	18.64	x 15.06	Bay Window	O/Looks Frontyard	His/Hers Closets
7	Nursery	2nd	9.97	x 6.99	Skylight		
8	3rd Br	2nd	11.98	x 10.7	Picture Window		
9	4th Br	2nd	10.07	x 14.53	O/Looks Backyard	Picture Window	
10	5th Br	Bsmt	12.76	x 13.75	Laminate	Window	Closet
11	Laundry	Bsmt	6.2	x 5.84	Laminate		
12	Bathroom	Bsmt	6.3	x 5.84	Tile Floor	3 Pc Bath	
13	Rec	Bsmt	22.7	x 13.75	Laminate	Window	W/O To Garden
14	Br	Bsmt	10.17	x 7.91	Laminate	Window	

Client Remks: Welcome to 493 Clinton St, your chance to own a detached home on one of Seaton Village's most charming streets! Located on a quiet, tree-lined, one-way street between Folis and Barton, this home offers nearly 1,000 sq. ft. of living space per floor along with the added bonus of a two-car garage. Clinton street is known for its friendly neighbours, and its annual street party that brings big-city living together with the warmth of a close-knit family-friendly community. Built in 1982 and set on a generous 18.75' x 130' lot, the home spans just under 3,000 sf of living space on three levels. The main floor features open-concept living and dining rooms, a large, bright kitchen with a walkout to the backyard and a highly practical walk-in pantry provides excellent storage for bulk groceries, kitchen staples and small appliances. The second floor offers a bright, functional layout with four well-sized bedrooms and large bathroom, ideal for families or those needing extra space to work from home. The finished basement, with tall 9' ceilings and a separate entrance, was renovated in 2019 and adds exceptional flexibility. It includes two bedrooms, a large rec room, laundry room, a full bathroom with shower, and a rough-in for a kitchen, ideal for extended family, growing teenagers needing a bit more privacy, or future income potential. Outside, you'll find a detached two-car garage off the laneway, a highly sought-after feature that adds everyday convenience and laneway suite potential. Mere steps to Vermont Square park (& dog park), St. Alban's daycare & community centre, Bill Bolton arena, Palmerston school, Christie Pits park, rink and outdoor pool, Fiesta Farms grocery store, TTC, Bloor Street shops & bike lanes, U of T and more! Move-in ready as is, or ready for your personal touches to make it truly your own.

Inclusions: Pls see schedule B.
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



32A Vermont Ave		Sold: \$1,650,000
Toronto Ontario M6G 1X7		List: \$1,735,000
Toronto C02 Annex Toronto		
Taxes: \$7,390/2025	For: Sale	% Dif: 95
Sold Date: 06/17/2026		
SPIS: No	Last Status: SLD	DOM: 21
Detached	Fronting On: N	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	19.34 x 100.96 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xLower
Dir/Cross St: Palmerston and Dupont Directions: Palmerston and Dupont		

MLS#: C13190626 **PIN#:** 212580384
Legal: PT LT 11-14 PL 745 NORTH WEST ANNEX AS IN CA681439 S/T & T/W CA681439, S/T & T/W WD120760; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Right Of Way	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat: Fenced Yard, Park, Public	Retirement:
Year Built: 1964	Transit, Rec Centre, School	HST Applicable to Not Subject to HST
Apx Sqft: 1100-1500	Exterior Feat: Deck, Landscaped,	Sale Price:
Lot Size Source: GeoWarehouse	Privacy, Recreational Area, Porch	Farm/Agr:
Roof: Shingles	Interior Feat: Sump Pump, Water	Oth Struct: Garden Shed
Foundation: Concrete Block	Heater Owned, In-Law Capability, Storage	Survey Year: 1999
Assessment: POTL:	Security Feat: Carbon Monoxide	Survey Type: Available
POTL Mo Fee:	Detectors, Smoke Detector	Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.14	x 10.47	Tile Floor	Glass Block Window	
2	Living	Main	11.65	x 16.4	Hardwood Floor	Picture Window	Open Concept
3	Dining	Main	8.69	x 11.78	Hardwood Floor	Open Concept	W/O To Deck
4	Kitchen	Main	9.65	x 12.01	Hardwood Floor	Quartz Counter	Centre Island
5	Prim Bdrm	2nd	11.65	x 13.12	Hardwood Floor	Closet	Picture Window
6	2nd Br	2nd	8.86	x 13.09	Hardwood Floor	Closet	Ceiling Fan
7	3rd Br	2nd	8.92	x 9.32	Hardwood Floor	Ceiling Fan	O/Looks Backyard
8	Rec	Lower	8.86	x 18.73	Above Grade Window	2 Pc Bath	
9	4th Br	Lower	8.86	x 9.68	Above Grade Window		
10	Laundry	Lower	8.92	x 17.32			

Client Remks: Welcome home to 32A Vermont Ave, a beautiful detached 2-storey home (a "Toronto Special" in the modernist style) with 4 bedrooms, 2 baths, and a garage, nestled in the heart of highly coveted Seaton Village. Set on a quiet, tree-lined street in one of Toronto's most beloved family neighbourhoods, this home blends timeless character with everyday comfort & modern urban convenience. Thoughtfully designed for family living, it offers the warmth of a true neighbourhood community alongside unbeatable access to the city's best. Bathed in natural light from its south-facing exposure, this home features a bright open-concept living/dining area with gorgeous hardwood floors & oversized windows that create a bright, happy space. The recently renovated kitchen blends timeless elegance with modern functionality. Walkout to the covered deck overlooking the private backyard perfect for entertaining, family gatherings, or quiet morning coffee. Upstairs you'll find three spacious bedrooms and a full bath. The tall (2.44 meters!) finished lower level, complete with separate entrance, provides exceptional flexibility for multi-generational living, guests, or potential income opportunities. With tall ceilings, a generous rec room, an additional bedroom, laundry room and bathroom, the basement adds tremendous value & versatility. Imagine the effortless urban lifestyle with every convenience just steps from your door. Walk the kids to Palmerston Public School or across the street to St Alban's Boys & Girls Club for daycare, swimming lessons, and after-school programs. Spend weekends playing hockey at Bill Bolton arena, enjoying the playground at beloved Vermont Square Park & meet neighbours at the dog park. Daily errands are a pleasure at Fiesta Farms for its renowned grocery store & garden centre, while Summerhill Market offers gourmet finds & chef-prepared meals for easy evenings at home. With Bathurst subway station steps away, commuting downtown or across the city couldn't be easier.

Inclusions: Pls see schedule B.

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



790 Manning Ave Toronto Ontario M6G 2W6 Toronto C02 Annex Toronto		Sold: \$1,837,500 List: \$1,950,000
Taxes: \$9,863.46/2025	For: Sale	% Dif: 94
Sold Date: 03/31/2026		
SPIS: No	Last Status: SLD	DOM: 35
Detached Link: N 2-Storey	Fronting On: E Acreage: 25.01 x 136.66 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4xBsmt, 1x5x2nd
Dir/Cross St: Bloor & Bathurst Directions: Bloor & Bathurst		

MLS#: C12815980 **PIN#:** 212570258
Legal: LT 12 PL 560 NORTH WEST ANNEX; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1885 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2.5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers Included In Unknown Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.25	x 11.48	Combined W/Dining	Brick Fireplace	Parquet Floor
2	Dining	Main	26.25	x 11.48	Combined W/Living	Parquet Floor	Enclosed
3	Kitchen	Main	23.62	x 10.83	W/O To Yard	Ceramic Floor	Granite Counter
4	Prim Bdrm	2nd	15.75	x 10.83	West View	O/Looks Backyard	
5	2nd Br	2nd	11.48	x 10.83	West View	Window	Closet
6	3rd Br	2nd	11.15	x 12.8	East View	Large Window	Closet
7	Office	2nd	28.22	x 18.7	Window		
8	Other	Bsmt	26.25	x 17.06	Laundry Sink	Partly Finished	
9	Office	Bsmt	23.62	x 10.83	Brick Fireplace	Concrete Floor	
10	Cold/Cant	Bsmt	14.44	x 5.91	Concrete Floor		

Client Remks: For the first time in 53 years, this cherished family home is offered for sale. A truly rare detached property in the heart of the Annex, sitting on a 25 ft 136.8 ft lot. This charming 3-bedroom, 3-bathroom home presents a one-of-a-kind opportunity to create your dream residence. The property includes a full 2-car garage with laneway access, providing parking for multiple vehicles and offering exceptional potential for a two-storey laneway home - ideal for multi-generational living, a private guest suite, or generating rental income in one of Toronto's most desirable neighbourhoods. Inside 790 Manning, you'll find over a century of history, including a traditional cantina, two wood-burning fireplaces, large rooms and the warmth of a home that has been lovingly cared for by the same owners for over 5 decades. Step outside and enjoy a serene vegetable garden complete with a grapevine - a piece of European heritage in the city - and an oversized lot that feels like a true urban retreat. Whether you're looking to restore a piece of Toronto's history, modernize with a luxury renovation or capitalize on multi-unit income potential, this Annex property offers unmatched flexibility and future value. Steps from location landmarks like Christie Pitts, Vermont Square Park, Fiesta Farms, Bathurst & Christie subway station, Korea town, Tiny's Cafe, and amazing schools like Palmerston Ave Junior School, Essex, Central Tech & University of Toronto.

Inclusions: Stainless Steel Samsung French Door Fridge, Stainless Steel General Electric Gas Stove, Stainless Steel Bosch Dishwasher, Front Loading General Electric Washer, General Electric Dryer.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



721 Markham St Toronto Ontario M6G 2M2 Toronto C02 Annex Toronto Taxes: \$11,975/2025 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$2,525,000 List: \$2,635,000 For: Sale % Dif: 96
Detached Link: N 3-Storey	Fronting On: E Acreage: 18.6 x 126.31 Feet Irreg: T Shape	Rms: 8 + 2 Bedrooms: 4 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd, 1x4xBsmt	Dir/Cross St: Markham St & Bloor St W Directions: Markham St & Bloor St W

MLS#: C13024484 **PIN#:** 212560465
Legal: LT 8 PL 1239 CITY WEST; LT 11 PL 1239 CITY WEST AS IN CA55522, S/T CT436992; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: 16-30 Apx Sqft: 2000-2500 Lot Shape: Other Lot Size Source: GeoWarehouse Roof: Membrane Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free, Central Vacuum, In-Law Capability, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 11.15	Hardwood Floor	B/I Bookcase	Fireplace
2	Dining	Main	13.68	x 13.16	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	12.99	x 12.83	Hardwood Floor	Granite Counter	Centre Island
4	Office	Main	11.84	x 9.58	Hardwood Floor	B/I Bookcase	Panelled
5	2nd Br	2nd	14.07	x 11.15	Hardwood Floor	3 Pc Bath	Closet
6	3rd Br	2nd	11.88	x 9.81	Hardwood Floor	Juliette Balcony	Semi Ensuite
7	4th Br	2nd	12.66	x 12.04	Hardwood Floor	Large Closet	Semi Ensuite
8	Prim Bdrm	3rd	18.08	x 12.4	Hardwood Floor	W/I Closet	W/O To Sundeck
9	Rec	Lower	30.05	x 13.98	Heated Floor	Walk-Out	
10	Office	Lower	13.32	x 12.01	Heated Floor	W/O To Yard	

Client Remks: Welcome to this rare fully detached home in the heart of Seaton Village, an opportunity that rarely comes to market. Thoughtfully designed for everyday living, this home offers warm, inviting spaces and a seamless layout that instantly feels like home. What truly sets this property apart is the land: it sits across two separately titled lots, each with its own tax bill-an incredibly rare offering in the city. The expansive backyard widens to an impressive 50.68 feet at the rear laneway and includes a two-car garage, creating endless possibilities for outdoor living, future expansion, or the potential for a laneway suite. Tucked away from the bustle of the city, this outdoor space invites quiet mornings, vibrant gatherings, and room to dream bigger. Located just a 3-minute walk to Bathurst Station, parks, and schools. The exciting new Mirvish Village park and music venue opening soon, this is more than just a home-it's a rare blend of lifestyle, land, and long-term opportunity.

Inclusions: All Electrical Light Fixtures, Window Coverings. Fridge, Gas Stove, Dishwasher, Range Hood Fan. Washer & Dryer. Fireplace, Central Vacuum System, Irrigation System. Primary bedroom California Closets. Heated Floors in Basement & Primary Bathroom. Outdoor: Gas fire pit. Luxury outdoor kitchen with high-end barbecue. Built-in speakers. Built-in lighting.

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