



190 Manning Ave Toronto Ontario M6J 2K5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,209.07/2025 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,210,000 List: \$979,000 For: Sale % Dif: 124
Detached Link: N Bungalow	Fronting On: W Acreage: 31.21 x 57 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt	Dir/Cross St: Manning Ave and Dundas St W Directions: Manning Ave and Dundas St W

MLS#: C13053934 **PIN#:** 212460563
Legal: PT LT 15 PL 199 TORONTO AS IN CA636153; S/T INTEREST IN CA636153; S/T EXECUTION 02-005967, IF ENFORCEABLE; S/T EXECUTION 91-002919, IF ENFORCEABLE; S/T EXECUTION 97-009805, IF ENFORCEABLE; S/T EXECUTION 97-012819, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Full / Sep Entrance Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Concrete Block Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 13.78	Hardwood Floor	Large Window	Wall Sconce Lighting
2	Dining	Main	8.86	x 9.51	Hardwood Floor	Window	French Doors
3	Kitchen	Main	9.19	x 9.51	Tile Floor	Backsplash	Eat-In Kitchen
4	Prim Bdrm	Main	9.51	x 12.8	Hardwood Floor	Window	Closet
5	2nd Br	Main	12.47	x 10.17	Hardwood Floor	Window	Closet Organizers
6	Bathroom	Main	6.56	x 5.58	Tile Floor	Window	4 Pc Bath
7	Rec	Bsmt	10.83	x 17.72	Concrete Floor	Walk-Out	
8	Bathroom	Bsmt	4.59	x 6.56	Tile Floor	Window	2 Pc Bath
9	Kitchen	Bsmt	11.48	x 7.87	Tile Floor	Separate Rm	Eat-In Kitchen
10	Laundry	Bsmt	12.47	x 10.83	Concrete Floor	Separate Rm	Unfinished

Client Remks: 31 feet wide. Detached. Trinity Bellwoods. Do the math. Inside, the main floor offers a bright, functional layout with hardwood floors running throughout and generous natural light flowing through the living and dining areas. The finishes are clean and consistent, with no carpet anywhere in the home, giving it a solid foundation to work with whether you move in as-is or bring your own vision to it. Two bedrooms upstairs offer comfortable proportions, hardwood underfoot, and a full bathroom serving the upper level. The basement adds a third bedroom and a second bathroom, making it a flexible space for guests, extended family, or a home office setup. Out back, the lot depth gives you genuine outdoor space to work with, whether that means a proper garden, entertaining area, or a future addition. The real story here is the footprint. At 31 feet wide, this fully detached property sits in a category of its own on Manning Ave. For a buyer looking to renovate, expand, or build something significant, the lot alone justifies the conversation. Trinity Bellwoods Park is steps away, with Ossington, Dundas West, and Queen West all within easy reach. Transit, dining, schools, and everyday amenities are all right here. Opportunities like this on Manning Ave do not come around often. You don't want to wait!

Inclusions: All existing appliances including fridge, stove, hood range, clothes washer, all electric light fixtures, all window coverings.

Listing Contracted With: REVEL REALTY INC. Ph: 855-738-3547



185 Shaw St			Sold: \$1,505,000
Toronto Ontario M6J 2W6			List: \$1,099,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$8,370/2025		For: Sale	% Dif: 137
Sold Date: 03/31/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Detached	Fronting On: W	Rms: 11	
Link: N	Acreage:	Bedrooms: 4 + 1	
1 1/2 Storey	30 x 70 Feet	Washrooms: 2	
	Irreg:	1x4xGround, 1x3xLower	
Dir/Cross St: Shaw St. And Argyle Directions: Shaw St. And Argyle			

MLS#: C12910176 **PIN#:** 212750058
Legal: PT LT 37 PL D23 TORONTO AS IN CT188330; S/T EXECUTION 01-003565, IF ENFORCEABLE; S/T EXECUTION 94-011666, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air, Radiant / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Fam/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	43.31	x 44.95	Parquet Floor	O/Looks Dining
2	Dining	Main	43.31	x 36.45	Parquet Floor	O/Looks Living
3	Kitchen	Main	36.75	x 36.45	Walk-Out	
4	Prim Bdrm	Main	44.29	x 35.43	Window	
5	2nd Br	Main	28.22	x 40.03	Window	
6	3rd Br	Upper	43.64	x 42.98	Window	
7	4th Br	Upper	39.04	x 36.45		
8	Den	Upper	55.45	x 28.22	Large Window	
9	Family	Lower	38.71	x 56.1	Carpet Free	
10	Rec	Lower	36.42	x 84.97	Carpet Free	
11	Kitchen	Lower	24.28	x 35.76	Carpet Free	Walk-Out

Client Remks: Welcome to a true time capsule in the heart of Trinity Bellwoods-an opportunity of the century in one of Toronto's most iconic neighbourhoods. Set just steps from Trinity Bellwoods Park, a 36-acre urban oasis that draws thousands of visitors daily, this is where lifestyle, community, and location come together in perfect harmony. Offered for the very first time in over 50 years, this cherished family home is rich in history, character, and soul. Sitting proudly on a rare corner lot, the home radiates presence, natural light, and endless potential. Inside, you'll find a nostalgic nod to a bygone era, with many original features beautifully preserved-think stunning stained glass, classic detailing, and architectural charm that simply cannot be replicated. It's the kind of retro character that today's design trends try to emulate, but here, it's authentic. With 4+1 bedrooms, generous principal rooms, and a functional layout, the home offers incredible flexibility for modern living. The separate entrance to the basement opens the door to income potential, an in-law suite, or a creative reimagining of space. Add to that the rare luxury of private parking and a garage-true gold in this neighbourhood. Step outside and you're immersed in the vibrant pulse of the city. Queen Street West, the Ossington Strip, and Dundas West are all at your doorstep, offering some of Toronto's best dining, shopping, and cafe culture. Grab your morning coffee across the street at "Found", stroll to the park, or enjoy the energy of a neighbourhood that consistently ranks among the city's most desirable. Whether you choose to preserve its vintage charm, restore it to its former glory, or transform it into a modern masterpiece, this is a once-in-a-generation opportunity to own a legacy property in an unbeatable location. Homes like this don't come up-they're held onto. Until now.

Inclusions: Fridge (2), Stove (2) washer/dryer all sold as is where is, brand new blinds, electrical light fixtures,

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



239 Manning Ave Toronto Ontario M6J 2K8 Toronto C01 Trinity-Bellwoods Toronto			Sold: \$1,130,000 List: \$1,199,000
Taxes: \$7,594/2025 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 29	For: Sale % Dif: 94		
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 129 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Dundas/Manning Directions: South of College

MLS#: C13170172	PIN#: 212500388
Legal: PLAN D152 PT LOT 11	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Insulbrick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: BUILDING SITE! Detached house ready for redevelop and build! Get your your design plans in order as this is a great opportunity for multiple uses: multiplex or single family plus laneway build potential. This is a deep lot with laneway access at the back. Amazing central location between Dundas and College Streets with plenty of high end renovation taking place in the neighbourhood. Trinity Bellwoods Park is around the corner with Ossington And Queen St West within reach. The location is a big draw with many cafes, dining options, boutique stores, transit options, schools and parks all within walking distance. This is a great redevelopment opportunity.					
Listing Contracted With: <u>WRIGHT REAL ESTATE LTD.</u> Ph: 416-961-1698					



269 Claremont St Toronto Ontario M6J 2N1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,020.55/2025 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$1,100,000 List: \$1,199,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: E Acreage: 24.56 x 60 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: College & Bathurst Directions: North of Dundas

MLS#: C13099770 **PIN#:** 212500321
Legal: PT LT 6 E/S BISHOP ST BLK F PL 75

Kitchens: 1 Fam Rm: N Basement: Unfinished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Boulevard Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit Interior Feat: Carpet Free	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	12.66	x 10.96	Hardwood Floor	Large Window	West View
2	Dining	Main	12.7	x 11.06	Electric Fireplace	Hardwood Floor	B/I Closet
3	Kitchen	Main	25.98	x 19.46	Stainless Steel Appl	Granite Counter	Eat-In Kitchen
4	Br	2nd	13.12	x 10.6	Hardwood Floor	West View	Large Window
5	2nd Br	2nd	11.35	x 9.94	Large Closet	Hardwood Floor	
6	3rd Br	2nd	10.63	x 6.2	Hardwood Floor	Large Window	W/I Closet
7	Other	Bsmt	22.31	x 21.75			
8	Other	Bsmt	20.37	x 12.96	W/O To Yard		

Client Remks: Welcome to 269 Claremont Street, nestled in the heart of Little Italy. This charming detached home offers 3 bedrooms and features a spacious eat-in kitchen with direct walkout access to a decked backyard. Hardwood floors flow throughout the home. The living and dining rooms are generous in size, and the dining room is accented by an electric fireplace. A convenient powder room and laundry area are located on the main floor. Upstairs, the second level boasts three bright bedrooms and a walkout to a potential deck. The unfinished basement presents plenty of possibilities, complete with rough-ins for a bathroom and its own walkout to the rear yard via the levered deck. Perfectly situated, you'll be just steps from restaurants, cafes, shops, schools, hospitals, and public transit-and only a short walk to Trinity Bellwoods Park. This home also has the widest lot on the street.

Inclusions: Stainless Steel [Fridge, Stove, Dishwasher, Microwave], Fridge in Basement - all appliances as is, Washer & Dryer, All Electrical Light Fixtures, All Window Coverings, Electric Fireplace in Dining Room, Cupboard in Front Hall

Listing Contracted With: AGENTONDUTY INC. Ph: 416-861-8757



415 Crawford St Toronto Ontario M6G 3J7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,093.30/2025 For: Sale % Dif: 90 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 69			Sold: \$1,085,000 List: \$1,199,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 62.5 x 28.5 Feet Irreg: 25.24 x 41.13 x 63.57 x 8.29 x 48.05 ft	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 2x3xBsmt	
Dir/Cross St: College and Crawford Directions: College and Crawford			

MLS#: C12632408 **PIN#:** 212720224
Legal: PT LT 49 PL 1054 TORONTO AS IN CT196941; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular 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: Fireplace/Stove Interior Feat: Carpet Free	Zoning: R (d0.6) (x735) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.79	x 12.07	
2	Kitchen	Main	8.83	x 11.81	
3	Dining	Main	14.11	x 10.89	
4	Office	Main	11.06	x 6.33	
5	Prim Bdrm	2nd	14.93	x 12.66	
6	Br	2nd	9.35	x 12.37	
7	Br	2nd	9.45	x 9.97	

Client Remks: A rare detached freehold opportunity in the heart of Little Italy-one of Toronto's most iconic and tightly held neighbourhoods. Homes on their own lots in this part of the city are increasingly difficult to secure, and truly detached freeholds represent less than 1% of the downtown housing supply. Opportunities like this remain exceptionally limited and carry enduring long-term value. Built in 1905, this home offers historic charm and architectural character that simply cannot be replicated today. Its solid structure and attractive lot provide a strong foundation for those planning future renovations or a complete redesign. The flexible layout includes multiple living areas, three bathrooms, and a full basement with its own entrance-ideal for multi-generational living, work-from-home setups, long-term investment, or modernization. A freehold for the cost of a larger condo. For the price of a typical downtown unit-without monthly maintenance fees, shared decision-making, or restrictions from a condo board-you can own a detached freehold with land, privacy, and complete control over how the property evolves. It's a level of autonomy and long-term value that condominium ownership simply cannot match. Crawford Street is lined with character homes, mature trees, and long-standing local businesses that form the cultural fabric of Little Italy. With exceptional walkability, transit access, parks, restaurants, and everyday conveniences, it's a community where families often remain for generations. Homes here rarely turn over, further underscoring the scarcity and desirability of this offering. A unique opportunity to secure land in a centrally located, culturally rich, and consistently in-demand downtown neighbourhood. Property is being sold as-is, where-is, with no further work to be completed by the sellers.

Inclusions: sold as-is, where-is.
Listing Contracted With: NOT A DREAM REALTY INC. **Ph:** 647-947-0677



55 Jersey Ave		Sold: \$1,181,000
Toronto Ontario M6G 3A4		List: \$1,230,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$6,674/2025	For: Sale	% Dif: 96
Sold Date: 02/11/2026		
SPIS: No	Last Status: SLD	DOM: 24
Detached	Fronting On: E	Rms: 9
Link: N	Acreage:	Bedrooms: 2 + 2
Bungalow	17 x 120.5 Feet	Washrooms: 3
	Irreg:	1x4xUpper, 1x2xUpper, 1x3xLower
Dir/Cross St: Bathurst/Harbord Directions: Bathurst/Harbord		

MLS#: C12707046 **PIN#:** 212520381
Legal: Plan 75 Pt Lot 13

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	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	Upper	11.48	x 11.15	Vinyl Floor
2	Dining	Upper	17.22	x 7.87	Vinyl Floor
3	Kitchen	Upper	17.22	x 7.87	Vinyl Floor
4	Prim Bdrm	Upper	11.48	x 8.53	Vinyl Floor
5	2nd Br	Upper	11.48	x 6.56	Vinyl Floor
6	Kitchen	Lower	10.33	x 7.05	Vinyl Floor
7	Exercise	Lower	11.65	x 7.05	Vinyl Floor
8	3rd Br	Lower	14.83	x 8.86	Vinyl Floor
9	4th Br	Lower	14.83	x 11.48	Vinyl Floor

Client Remks: Over \$300K completely renovated, cozy and affordable detached home in Little Italy, offering approx. 2,000 sq ft of total living space. On-street parking available by application. 3-way exposure with a fully enclosed porch that functions as a spacious sunroom. Floor-to-ceiling high-gloss kitchen cabinetry, primary bedroom with a 4-piece ensuite, and a modern glass railing staircase. The higher-ceiling basement features a sun-filled walk-up entrance, a 3-piece full bath with a frameless glass shower, and two additional good-sized bedrooms. New central air conditioning and newer furnace. Extensive professional landscaping and exterior upgrades include all new entry doors and windows, a new stucco foundation and concrete patio, two new stone staircases with iron railings, two new stone flower beds with a long retaining wall, newly laid sod and fence gate, plus a new roof, eavestroughs, fascia, and soffit..

Inclusions: All New Selected Elfs & Pot Lights, New S/S 4-Dr Fridge, Stove, Range Hood & B/I Dishwasher, New Washer & Dryer, New Cac & Newer Furnace.Exclusions:

Listing Contracted With: RE/MAX REALTRON WENDY ZHENG REALTY **Ph:** 416-222-8600



123 Gore Vale Ave
Toronto Ontario M6J 2R5
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$6,337.46/2024 **For:** Sale **% Dif:** 96
Sold Date: 01/14/2026
SPIS: No **Last Status:** SLD **DOM:** 104
Detached **Fronting On:** E **Rms:** 9 + 1
Link: N **Acreage:** **Bedrooms:** 4
3-Storey 21.41 x 69.5 Feet **Washrooms:** 3
Irreg: 69.50 ft x 21.41 ft x 69.34
 ft x 20.80 1x4x2nd, 1x2x3rd, 1x4xBsmt
Dir/Cross St: Dundas St and Gore Vale Avenue
Directions: Dundas St and Gore Vale Avenue

MLS#: C12441757 **PIN#:** 212460083
Legal: PT LT 23 PL 758 CITY WEST AS IN CA136064; S/T & T/W CA136064; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Clear View, Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Storage, Water Heater	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.27	x 12.17	West View	Window	Brick Fireplace
2	Dining	Main	11.98	x 13.02	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	6.76	x 11.98	Family Size Kitchen	W/O To Yard	Window
4	Sunroom	Main	7.61	x 5.87	O/Looks Backyard	East View	Window
5	Prim Bdrm	2nd	12.24	x 13.35	Bay Window	O/Looks Park	Hardwood Floor
6	2nd Br	2nd	9.32	x 11.15	Hardwood Floor	Window	Closet
7	3rd Br	2nd	5.28	x 7.91	Hardwood Floor	Window	Closet
8	Bathroom	2nd	8.43	x 11.29	4 Pc Bath	Window	
9	4th Br	3rd	12.37	x 12.76	Skylight	Closet	
10	Powder Rm	3rd	2.69	x 6.96	2 Pc Bath		
11	Utility	Bsmt	13.06	x 24.54	Unfinished	Concrete Floor	Wainscoting
12	Bathroom	Bsmt	4.79	x 6.63	Unfinished		

Client Remks: Beautiful Open Concept 3 Story DETACHED Character Home Directly Facing Trinity Bellwoods Park! This 4 Bedroom Home Is Ready For a Cosmetic Refresh and Offers Enormous Potential With Plenty of Exposed Brick & Wood Beams, Tall Ceilings, a Great Main Floor Open Concept Layout and an Incredible Location With Clear Views of the Quiet End of Trinity Bellwoods Park. If You Dream of Having A Beautiful Detached Home On The Park To Put Your Own Touches On, This Home Is For You! Enjoy This Private Detached Home And The Incredible Amenities Nearby - From Trinity Bellwoods Walking Paths, Tennis Courts, Dog Park and Community Centre - to Top Rated & Diverse Restaurants, Cafes and Entertainment with the Convenience of Being Close to Downtown. Measurements Should Be Verified If Important. New Shingles 2015/AC 2020/Front Porch & Back Deck 2019. In a Great Public, French Immersion & Catholic School District Catchment Area, Close to Porter Airport & Downtown Office Towers. Enjoy A Vibrant Dining & Social Scene With the Peace of the Park and Quiet Backyard.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



194 Shaw St Toronto Ontario M6J 2W8 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,608.74/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,385,000 List: \$1,385,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: W Acreage: 33.58 x 19.33 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x5x3rd, 1x2xBsmt	Dir/Cross St: Dundas St W and Shaw St Directions: Dundas St W and Shaw St

MLS#: C13058000 **PIN#:** 212740164
Legal: PT LT 37 PL 194 TORONTO AS IN CA393136; 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: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: 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: No Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven, Countertop Range, Guest Accommodations, In-Law Capability, Separate Heating Controls, Storage, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Residential Cable TV: A Hydro: A Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	16.7	x 10.01	Hardwood Floor Pot Lights
2	Kitchen	Main	10.01	x 8.99	Family Size Kitchen Granite Counter Stainless Steel Sink
3	Dining	Main	8.99	x 6.59	Combined W/Kitchen Hardwood Floor Pot Lights
4	2nd Br	2nd	16.7	x 10.2	Hardwood Floor Double Closet 4 Pc Bath
5	3rd Br	2nd	9.28	x 9.19	Hardwood Floor Closet Pot Lights
6	Prim Bdrm	3rd	16.7	x 10.01	Hardwood Floor B/I Closet 5 Pc Ensuite
7	Sitting	3rd	9.48	x 5.51	Hardwood Floor Window
8	Rec	Lower	0	0	Broadloom 2 Pc Bath

Client Remks: "AWE ON SHAW" With its storybook facade and striking Mansard roof, this unique, light-filled Victorian 3+1 bdrm/3 bath home is an architectural standout, baby steps from Trinity Bellwood's Park. Detached, nearly 1800sf above grade, and set on a rare 33' wide lot, this home offers an inspiring alternative to the typical Trinity Bellwood's experience. Originally industrial, now a renovated turnkey home, the layout unfolds across 4 levels of flexible living space, with maple hardwood floors throughout. The main floor features a kitchen with dining area and living room. The 2nd floor offers 2 bdms and 4 pc. bath providing ideal space for family, guests or a home office. The 3rd floor is devoted to a primary retreat with a built-in wardrobe and 5-piece ensuite. The finished lower level, with laundry, adds valuable flex-friendly living space for a media/rec room, gym, office or guest bedroom. Spiral stair-cased terraces offer dream maintenance-free outdoor living and unobstructed CN Tower views. Ossington's vibrant restaurants, patios, and Trinity Bellwood's Park become your extended backyard. A rare opportunity for urban professionals, downsizers, or anyone seeking the space of a house with the ease of low-maintenance living, in one of Toronto's most desirable communities. Move right in, work from home, host, relax- or rent out as income property. This home has endless possibilities that adapt to your lifestyle. Please see attached floor plan, feature sheet, schedule and virtual tour. Home inspection available upon request. Easy to show! Weekend public open house Saturday May 2nd & Sunday May 3rd from 3-5 pm.

Inclusions: Frigidaire fridge/freezer, Frigidaire 4 burner gas stovetop and oven, B/I microwave with exhaust fan, Bosch dishwasher, All attached light fixtures, and window coverings except exclusions in living room.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



420 ossington Ave Toronto Ontario M6J 3A7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,091.36/2025 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 99			Sold: \$1,480,000 List: \$1,480,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: W Acreage: 19 x 100 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Ossington / College Directions: Ossington / College

MLS#: C12475132 **PIN#: 212790270**
Legal: Pt Lots 20 To 21, Plan 382

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	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	30.41	x 15.72	Hardwood Floor	Combined W/Dining	Open Concept
2	Kitchen	Main	14.14	x 11.48	Stainless Steel Sink	Centre Island	Quartz Counter
3	Dining	Main	30.41	x 15.72	Hardwood Floor	Combined W/Living	Pot Lights
4	Prim Bdrm	2nd	14.27	x 10.53	Hardwood Floor	3 Pc Bath	Balcony
5	2nd Br	2nd	12.3	x 9.61	Hardwood Floor	Mirrored Closet	
6	3rd Br	2nd	11.45	x 9.48	Balcony	Hardwood Floor	
7	4th Br	Main	10.89	x 9.81	Hardwood Floor	W/O To Garage	
8	Rec	Bsmt	26.64	x 13.25	Pot Lights	W/O To Garage	
9	Laundry	Bsmt	0	0			

Client Remks: Absolutely Fabulously Renovated From Top To Bottom Quiet & Stunning Detached Home In Trinity Bellwoods!! Kitchen Features S/S Appliances, Quartz Countertops, Double Fridge, Pot Lights & Hardwood Floor Throughout. Furnace & Roof (2020). Fantastic ment Opportunity;Finish Basement white a Separate Entrance. Steps From Restaurants, Bars, Gym & Metro!!!! 200-amp service panel!!!!!! pls visit <https://www.winsold.com/tour/423844> for more inf

Listing Contracted With: MASTER'S TRUST REALTY INC. **Ph:** 905-940-8996



229 Bellwoods Ave Toronto Ontario M6J 2R2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,653.60/2025 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 48			Sold: \$1,400,000 List: \$1,488,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: E Acreage: 19.97 x 78.81 Feet Irreg:	Rms: 12 + 3 Bedrooms: 6 + 1 Washrooms: 6 4x4xMain, 1x2x2nd, 1x4xBsmt Dir/Cross St: Dundas/Bellwoods Directions: Dundas/Bellwoods	

MLS#: C12952252 **PIN#:** 212500596
Legal: PT LT 4 S/S BELLEVUE ST PL 43 TORONTO AS IN CA767959; T/W CA767959; CITY OF TORONTO

Kitchens: 4 Fam Rm: Y Basement: Sep Entrance / Walk-Up / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: Yes Apx Age: Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School, School Bus Route Interior Feat: Central Vacuum, In-Law Suite, Storage	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	20.54	x 17.03	Vinyl Floor	Window	Cathedral Ceiling
2	Kitchen	Main	11.02	x 12.76	Laminate	Eat-In Kitchen	Window
3	Dining	Main	8.37	x 10.1	Laminate	Combined W/Kitchen	Open Concept
4	Kitchen	Main	11.06	x 6.92	Laminate	Combined W/Dining	Window
5	Prim Bdrm	2nd	10.43	x 14.6	Laminate	Closet	Window
6	2nd Br	2nd	10.04	x 13.45	Laminate	Closet	Window
7	3rd Br	2nd	10.76	x 13.45	Laminate	Closet	Window
8	4th Br	2nd	11.48	x 13.45	Laminate	Closet	Window
9	Br	Bsmt	18.27	x 14.44	Ceramic Floor	Separate Rm	
10	Utility	Bsmt	7.55	x 7.74	Ceramic Floor	Separate Rm	
11	Laundry	Bsmt	10.1	x 15.98	Ceramic Floor		
12	Other	Bsmt	18.7	x 15.98	Ceramic Floor	Window	B/I Shelves
13	Other	Bsmt	9.25	x 15.98	Ceramic Floor	Window	B/I Shelves
14	Kitchen	Main	12.8	x 10.3	Tile Floor	Eat-In Kitchen	Window
15	Br	2nd	12.83	x 7.28	Laminate	Window	
16	Kitchen	Main	8.56	x 9.55	Ceramic Floor	Eat-In Kitchen	Window
17	Br	Main	8.92	x 15.55	Laminate	Window	

Client Remks: This 2688 Sqft Home Plus 932sqft Of Finished Bsmt Is A Great Investment Property With 3 Separate Units, Each With Its Own Kitchen, And A Separate Entrance With A Possibility Of A 4th Unit In The Basement With A Walk-Up Entrance. Live In One Large Unit. Mostly Renovated With 2 Bathrooms, 3 Bedrooms, A Large Family Room With High Cathedral Ceilings, And Has Income From The Other 2 Units. Across From A School, Public Park, Church, Public Transit, Potentially 5 Units. You Can Move In Right Away. Numerous Updates And Renovations. A Must See, Immaculate Move-In Condition, One Unit Has A Very Nice Tenant, Willing To Stay Or Go - Shows 10+++
Inclusions: 2 Fridges, 3 Stoves, Washer Dryer, All Light Fixtures, All Window Coverings. 4 Separate Entrances. New Boiler Heating System, New Laminate Floors.

Listing Contracted With: RE/MAX PREMIER INC. **Ph:** 416-987-8000



329 Euclid Ave Toronto Ontario M6J 2K1 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$9,034/2025 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,600,000 List: \$1,498,000 For: Sale % Dif: 107
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 129 Feet Irreg:	Rms: 8 Bedrooms: 6 Washrooms: 3 1x4xMain, 1x5x2nd, 1x4xLower	Dir/Cross St: College and Bathurst Directions: College and Bathurst

MLS#: C13478232 **PIN#:** 212490060
Legal: PT LT 115-116 PL 314 TORONTO AS IN CA64801; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.94	x 10.99	Hardwood Floor
2	Dining	Main	12.96	x 10.99	Hardwood Floor
3	Kitchen	Main	16.99	x 12.99	Hardwood Floor
4	Br	Main	12.99	x 12.99	Hardwood Floor
5	2nd Br	2nd	11.48	x 12.99	Hardwood Floor
6	3rd Br	2nd	9.38	x 12.99	Hardwood Floor
7	4th Br	2nd	10.99	x 10.99	Hardwood Floor
8	Prim Bdrm	2nd	16.99	x 10.99	Hardwood Floor

Client Remks: Custom European Style Detached Home Nestled In The Heart Of Toronto. This Brick Home Is Nestles In A Quiet Community Trinity Village Yet Seconds From All Amenities And World Renowned Restaurants College Has To Offer. The Diversity And Flexibility Of The Home Allows Future Buyers To Either Build, Renovate Or Lease Multiroom. The Lower Level Has Full Kitchen And 2 Legal Separate Entrances. Lane Way Home Is An Option With This Government High Density Mandate For Toronto. Ideal As A Live And Earn Opportunity Or Turnkey Investment. Kitchen Plumbing Located On Second Floor Bedroom If Triplex Is An Option. Home Has 2 Second Floor Concrete Balconies Overlooking The Beautiful Toronto Skyline. (13 X 8 Feet And 13 X 6 Feet)

Inclusions: All Elfs, Window Coverings, Appliances (As Is) Washer Dryer (As Is)
Listing Contracted With: SUTTON GROUP-TOWER REALTY LTD. **Ph:** 416-783-5000



629 Shaw St		Sold: \$1,500,000
Toronto Ontario M6G 3L8		List: \$1,586,700
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$8,448/2025	For: Sale	% Dif: 95
Sold Date: 01/29/2026		
SPIS: No	Last Status: SLD	DOM: 43
Detached	Fronting On: E	Rms: 8
Link: N	Acreage:	Bedrooms: 3
3-Storey	18 x 75.5 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x3x2nd, 1x5x3rd, 1x3xBsmt
Dir/Cross St: Ossington Ave & Harbord St Directions: Ossington Ave & Harbord St		

MLS#: C12638916 **PIN#:** 212700356
Legal: PT LT 22 BLK C PL 430 CITY WEST AS IN CT449439

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Full		Drive:	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 0	Water:
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: Fireplace/Stove	Retirement:
Year Built: 1910		Interior Feat: Other	HST Applicable to In Addition To
Apx Sqft: 1500-2000			Sale Price:
Lot Size Source: MPAC			Farm/Agr:
Roof: Shingles			Oth Struct:
Foundation: Concrete			Survey Type: Unknown
Assessment: POTL:			Spec Desig: Unknown
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	11.58	x 13.91	Hardwood Floor	Fireplace	Large Window
2	Kitchen	Ground	19.62	x 13.91	Quartz Counter	Eat-In Kitchen	Stainless Steel Appl
3	Living	Ground	13.25	x 13.91	Hardwood Floor	W/O To Deck	Sliding Doors
4	Powder Rm	Ground	4.82	x 3.9	Tile Floor		
5	2nd Br	2nd	11.58	x 13.91	Hardwood Floor	W/O To Deck	Pot Lights
6	3rd Br	2nd	10.66	x 13.91	Hardwood Floor	Large Closet	Large Window
7	Bathroom	2nd	7.51	x 7.58	3 Pc Bath	Tile Floor	Pot Lights
8	Prim Bdrm	3rd	15.58	x 13.91	His/Hers Closets	W/O To Deck	5 Pc Ensuite
9	Bathroom	3rd	12.5	x 13.91	Heated Floor	Tile Floor	Skylight
10	Family	Bsmt	26.9	x 12.6	Tile Floor	Pot Lights	Heated Floor
11	Bathroom	Bsmt	9.42	x 4.66	Pot Lights	3 Pc Bath	Tile Floor
12	Laundry	Bsmt	5.31	x 12.5	Laundry Sink		

Client Remks: Stylish, Fully Renovated Home in the Heart of Little Italy. Welcome to your dream home in one of Toronto's most vibrant neighborhoods! This beautifully renovated and rebuilt detached home perfectly blends modern style with classic charm. Step inside to warm white oak herringbone floors and a bright, open-concept layout. Large sliding glass doors bring in natural light and connect the living space to the outdoors, perfect for entertaining or cozy nights by the fireplace. The modern kitchen is a showstopper. Upstairs, the brand-new third floor is home to a stunning primary suite with dual walk-through closets and a spa-like ensuite bathroom complete with a heated floor, your personal retreat from the busy day. Two more bedrooms offer plenty of space for kids, guests, or a home office. The finished basement has a large family room with heated flooring, ideal for movie nights or relaxing weekends. Enjoy outdoor living with three private decks, great for barbecues, morning coffee, or just soaking up the sun. With three fully updated bathrooms, this home is designed for easy, comfortable living. Located in Toronto's beloved Little Italy, you're just steps from great schools, transit (including Bloor subway), grocery stores, and amazing spots along College St., Dundas West, and the Ossington Strip. This home has it all style, comfort, and a location you'll love. Come see it for yourself!

Listing Contracted With: INX LANDMARK REALTY **Ph:** 416-369-9999



233 Clinton St Toronto Ontario M6G 2Y4 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$8,332.99/2026 For: Sale % Dif: 94 Sold Date: 06/30/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,500,000 List: \$1,599,000
Detached Link: N 1 1/2 Storey	Fronting On: E Acreage: 25 x 124.04 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 Washrooms: 1 1x5xMain	Dir/Cross St: Clinton & Harbord Directions: Clinton St South Of Harbord North of College

MLS#: C13480618 **PIN#:** 212520548
Legal: Lot 2 Plan 470 Toronto

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Metal/Side Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Residential Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 16.34	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	12.5	x 10.93	Open Concept	Window	Combined W/Living
3	Kitchen	Main	12.76	x 15.49	Stainless Steel Appl	Tile Floor	Open Stairs
4	Breakfast	Main	12.76	x 8.01	Combined W/Kitchen	Se View	W/O To Garden
5	Br	Main	8.92	x 7.35	Hardwood Floor	Double Closet	O/Looks Frontyard
6	2nd Br	2nd	12.76	x 16.17	Hardwood Floor	Double Closet	W/O To Sundeck
7	Rec	Lower	21.75	x 27.17	Unfinished	Concrete Floor	W/O To Yard
8	Utility	Lower	12.76	x 23.92	Unfinished		

Client Remks: Step into a piece of Toronto history with this enchanting 1880s Ontario Gothic Revival red brick cottage, where timeless character meets city convenience. Offering two bedrooms (one on the main level and one on the upper level) and a spacious 5-piece bath, this unique home is tucked behind a private courtyard garden and features a rare double garage with automatic door and easy laneway access. A full unfinished basement provides ample storage and future potential, while the convenience of in-home laundry adds to the appeal. Perfectly positioned between College Street, Bloor Street, and Harbord Street, enjoy easy access to an abundance of cafes, restaurants, shops, and everyday amenities, along with Christie Subway Station and the green spaces of Harbord Park, Bickford Park, and Christie Pits Park.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Electric Light Fixtures, Hot Water Tank.

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



164 Markham St Toronto Ontario M6J 2G6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,770.03/2025 Sold Date: 04/05/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$1,650,000 List: \$1,799,000 For: Sale % Dif: 92
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 20 x 134 Feet Irreg:	Rms: 11 Bedrooms: 6 Washrooms: 3 1x4x2nd, 1x4xBsmt, 1x2xMain	
Dir/Cross St: Dundas St W & Bathurst St Directions: North of Dundas St W & West of Bathurst St			

MLS#: C12913744 **PIN#:** 212490272
Legal: PT LT 99 PL 74 TORONTO AS IN WB194867; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: W/O / Sep Entrance Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 10.33	Bay Window	Hardwood Floor	Combined W/Dining
2	Dining	Main	11.15	x 10.33	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	12.83	x 12.01	Eat-In Kitchen	Large Window	Tile Floor
4	Br	Main	13.68	x 10.01	Large Window	Closet	
5	Br	Main	13.09	x 10.01	Walk-Out	Closet	
6	Prim Bdrm	2nd	15.85	x 14.34	W/O To Balcony	Hardwood Floor	Bay Window
7	2nd Br	2nd	10.76	x 10.33	Window	Closet	Hardwood Floor
8	3rd Br	2nd	11.25	x 9.68	Window	Hardwood Floor	
9	Kitchen	2nd	12.83	x 8.83	Large Window	Tile Floor	
10	4th Br	3rd	16.34	x 10.66	Window		
11	5th Br	3rd	16.34	x 10.66	Window		
12	Rec	Bsmt	25	x 14.99	Walk-Out	B/I Bar	Combined W/Kitchen
13	Kitchen	Bsmt	11.25	x 9.25	Window	Combined W/Rec	
14	Laundry	Bsmt	12.83	x 12.5			
15	Workshop	Bsmt	12.83	x 10.83			

Client Remks: 164 Markham Street is a rare, grand, fully detached 1890 Victorian, offering over 3,500 sq ft of living space, including a full-size basement with separate entrance. Showcasing impressive scale and architectural character, this property features 6 bedrooms, 3 kitchens, and 3 bathrooms. Whether you are seeking a forever family home or an investment opportunity to elevate your portfolio, this residence offers exceptional space, flexibility, and potential. A double-car garage with laneway access presents the opportunity to build a two-storey laneway house - a compelling option for additional income and long-term value (see laneway house report). Set on a coveted, tree-lined street, in one of downtown Toronto's most desirable neighbourhoods. Located in the Trinity-Bellwoods/Palmerston-Little Italy area, this vibrant and sought-after pocket offers outstanding walkability with easy access to Dundas, College, Queen West and convenient streetcar and subway transit options. The neighbourhood balances quiet residential living with dynamic urban amenities, including boutique shops, acclaimed restaurants, and nearby cultural destinations such as Kensington Market and Trinity Bellwoods Park.

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



28 Shannon St Toronto Ontario M6J 2E7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$10,258.67/2025 Sold Date: 02/03/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,915,111 List: \$1,987,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 25 x 121 Feet Irreg:	Rms: 9 + 8 Bedrooms: 3 + 4 Washrooms: 6 1x4x3rd, 1x3x2nd, 2x3xBsmt, 1x3xGround, 1x3xUpper	Dir/Cross St: College and Ossington Directions: South of College, West off Ossington

MLS#: C12705340 PIN#: 212790255 Legal: PT LT 26 PL 382 CITY WEST AS IN CA26242 EXCEPT WB56129; CITY OF TORONTO		
Kitchens: 1 + 4 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Slate, Other Foundation: Concrete Block, Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 3 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Sump Pump, Water Heater Owned, Separate Hydro Meter Security Feat: Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Alarm System HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.71	x 4.17	Hardwood Floor	Tile Floor	
2	Living	Main	12.2	x 16.6	Hardwood Floor	Bow Window	Fireplace
3	Dining	Main	18.24	x 8.73	Hardwood Floor	Large Window	
4	Kitchen	Main	18.21	x 8.73	Tile Floor		
5	Bathroom	2nd	5.71	x 7.38	Tile Floor	Separate Shower	3 Pc Bath
6	2nd Br	2nd	12.2	x 15.52	Broadloom	W/O To Balcony	Bow Window
7	3rd Br	2nd	12.17	x 11.98	Hardwood Floor	Window	
8	Prim Bdrm	3rd	15.19	x 15.62	Hardwood Floor	W/O To Balcony	French Doors
9	Bathroom	3rd	9.88	x 13.98	4 Pc Ensuite	Separate Shower	Ensuite Bath
10	Laundry	Bsmt	5.74	x 7.97	2 Pc Bath		

Client Remks: Welcome to the Victorian Grande Dame on coveted Shannon street. Detached, 2.5 storey Victorian, this home offers exceptional presence, scale, and versatility in one of Toronto's most vibrant neighbourhoods at College and Ossington. This distinguished detached residence blends timeless 19th-century craftsmanship with an outstanding modern-day opportunity for buyers seeking a forever home with significant income or personal expansion potential. The main house showcases soaring ceilings, original stained glass, elegant built-in cabinetry, hardwood floors, and a wood-burning fireplace. Grand Victorian principal rooms include a spacious living room and formal dining area flowing into a spacious kitchen, complemented by a convenient side entrance. This leads to a private backyard retreat with access to the massive 3 car garage with laneway access, that qualifies for a laneway suite (Report attached) The second floor offers two generous bedrooms and a beautifully appointed 3-piece bathroom. The third floor is dedicated to a private primary suite, complete with a spa-inspired 4-piece ensuite and an expansive private rooftop deck-an elevated urban sanctuary. Adding to the home's income or expansion appeal are four self-contained, one-bedroom apartment suites, three separately metered and all with private exterior entrances. Two basement units are currently tenanted month-to-month, while the main and second floor suites are vacant-offering remarkable flexibility to integrate them into the main residence for your personal use or leverage them for strong rental or short-term income, perfectly timed with Toronto's upcoming World Cup and robust tourism demand. Steps to transit, parks, renowned schools, boutiques, cafes, and restaurants of College and Ossington, this is a rare opportunity to own a landmark Victorian with scale, parking, and income potential rarely found in Toronto's downtown. See attached details and floor plans for each of the 4 apartments.

Inclusions: Main House: Hot water heater (2022) Owned, Dishwasher, Fridge, Gas stove and oven, overhead fan, washer and dryer all sold "as is" 2 Ductless Air conditioning units (2nd and 3rd floors) Wood Burning fireplace in "as is" condition. Jacuzzi tub on 3rd floor works but is being sold in "as is" condition. The 4 Separate apartment units each include a Fridge and stove in "as is" condition. The tenants all share the included coin operated Washer and Dryer (sold "as is") located in the front basement with only outside steps access. All existing light fixtures and window coverings are include throughout the main house and all 4 apartment units. Alarm Source fire and C02 dedicated direct wireless alarm system for main house and all 4 apartments has a yearly monitoring fee of \$420.00 and is no longer under contract. (Contract was for 5 years and has ended and now pay twice a year)



277 Concord Ave
Toronto Ontario M6H 2P4
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$8,174.30/2025 **For:** Sale **% Dif:** 99
Sold Date: 01/29/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Detached **Fronting On:** E **Rms:** 7 + 1
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 136 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x4x2nd, 1x3x2nd,
 1x4xBsmt
Dir/Cross St: Bloor St W & Ossington Ave **Directions:** Hold.

MLS#: C12733278		PIN#: 212820204	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 22 BLK R PL 329 CITY WEST AS IN CT689342 EXCEPT WB58859; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Drive: Private	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:	
A/C: Central Air	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat: Family Room, Fenced Yard,	Retirement:	
Year Built: 1890	Hospital, Library, Park, Public Transit,	Under Contract:	Hot Water Heater
Yr Built Source: MPAC	School	HST Applicable to	Included In
Apx Sqft: 1500-2000	Interior Feat: Carpet Free, Water Heater	Sale Price:	
Roof: Asphalt Shingle		Farm/Agr:	
Foundation: Unknown		Oth Struct:	
Assessment: POTL: N		Survey Type:	None
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

Water Body Type: Bay							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.22	x 9.84	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	11.48	x 9.84	Hardwood Floor	Crown Moulding	2 Pc Bath
3	Kitchen	Main	14.76	x 10.17	Laminate	Stainless Steel Appl	Centre Island
4	Family	Main	15.42	x 10.17	Laminate	Combined W/Kitchen	W/O To Yard
5	Prim Bdrm	2nd	21	x 10.17	Laminate	Double Closet	3 Pc Bath
6	2nd Br	2nd	10.83	x 9.19	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.48	x 15.42	Hardwood Floor	Closet	California Shutters
8	Rec	Bsmt	21.33	x 13.78	Vinyl Floor	Pot Lights	4 Pc Bath

Client Remks: Welcome to 277 Concord Ave, a move-in-ready detached home tucked into one of Toronto's most vibrant pockets, offering approximately 2,066 sq. ft. of beautifully finished interior living space designed for effortless city living. Set across three finished levels, this home delivers a highly desirable 3-bedroom, 4-washroom layout (3 full, 1 powder), with a sun-filled open-concept main floor that flows seamlessly from a dedicated dining area into a stunning custom kitchen (2020), complemented by updated kitchen and dining flooring (2020), making it perfect for both everyday life and entertaining. Upstairs, the primary suite feels like a true retreat, complete with a private ensuite. The fully finished basement adds exceptional flexibility for a media room, home office, or guest suite, enhanced by a new vinyl floor (2020) and a separate entrance that creates excellent income potential (buyer to verify use and compliance). Thoughtful planning is already in place for those exploring a future basement suite, with a rough-in for plumbing and electrical located in the main-floor closet, allowing for the option of a separate laundry setup and avoiding shared washer and dryer arrangements (buyer to verify feasibility and permits). Major updates bring peace of mind, including a new furnace (2019), new roof (2023), new garage roof (2020), and a new washing machine (2025), while the upgraded backyard (2024) offers a private outdoor escape for summer lounging and easy entertaining. Finished with the rare bonus of a detached private two-car garage with potential for a laneway suite (buyer to verify feasibility and permits), this is a standout opportunity to own a spacious, move-in-ready detached home steps to the TTC/Subway, trendy cafes, restaurants, and Christie Pits park.

Inclusions: All electrical light fixtures and window coverings. All appliances: Fridge/freezer combo, stove/oven combo, dishwasher, hood fan/range, chest freezer, washer and dryer.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



53 jersey Ave Toronto Ontario M6G 3A4 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,542/2024 For: Sale % Dif: 93 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 112			Sold: \$2,005,000 List: \$2,149,900
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 115 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 3 1x4xBsmt, 1x3xGround, 1x4xUpper	Dir/Cross St: HARBORD AND GRACE Directions: west along harbord south on Jersey

MLS#: C12514266 **PIN#:** 212520382
Legal: PT LT 13 W/S CLINTON ST PL 75 TORONTO AS IN CA461338; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Sep Entrance / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2.5 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: 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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.11	x 10.17	
2	Kitchen	Main	11.15	x 13.85	
3	Br	Main	11.58	x 9.91	
4	2nd Br	Main	11.09	x 10.33	
5	3rd Br	Lower	46.26	x 58.73	
6	Other	Bsmt	14.01	x 6.43	
7	Laundry	Bsmt	10.6	x 15.85	
8	Other	Bsmt	13.16	x 9.51	
9	4th Br	2nd	15.49	x 11.52	
10	5th Br	2nd	11.84	x 12.14	
11	Kitchen	2nd	10.43	x 10.24	
12	Living	2nd	14.4	x 13.48	

Client Remks: Welcome to 53 Jersey Avenue where Toronto living actually checks all the boxes you keep saying you want. Detached home with a massive extension? Yep. Private driveway with parking for four? Obviously. A 2.5-car garage so oversized you could turn it into another two bedroom unit. a garden suite, or just the most obnoxious man cave on the block? Done. Inside, you've got not one but two fully renovated units: a 3-bed on the main with bonus basement space, and a 2-bed upstairs with a gas fireplace and private decks. And if you're worried about location don't. You're literally a 5-minute walk from College Street patios, like Cafe Diplomatico, Harbord cafes, dog parks, playing fields, pools, Little Italy, Little Portugal, Little Korea basically, all the best neighbourhoods you always wanted to live close to are now that much closer. This isn't just a house, its an income property, a lifestyle flex, and a chance to finally make your friends jealous when they come over. With a Walk Score of 96, Transit Score of 93, and Bike Score of 100, you (or your tenants) will have unmatched access to culture, parks, dining, and transit.

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



128 Argyle St Toronto Ontario M6J 1N9 Toronto C01 Trinity-Bellwoods Toronto			Sold: \$2,377,000 List: \$2,189,000		
Taxes: \$10,316/2026			For: Sale		% Dif: 109
Sold Date: 03/11/2026					
SPIS: No		Last Status: SLD	DOM: 7		
Detached		Fronting On: N	Rms: 8 + 3		
Link: N		Acreage:	Bedrooms: 4 + 1		
3-Storey		20 x 129 Feet	Washrooms: 4		
		Irreg:	1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xBsmt		
Dir/Cross St: Dovercourt and Dundas St					
Directions: Argyle one way heading East. Approach from Dovercourt					

MLS#: C12845038 **PIN#:** 212770327
Legal: LT 56 PL D66 TORONTO; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance / W/O / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1953 Apx Sqft: 2000-2500 Roof: Metal Foundation: Block 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: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Porch, Deck Interior Feat: Carpet Free, In-Law Suite, Accessory Apartment, Bar Fridge, Separate Hydro Meter, Storage, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.24	x 12.6	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	20.24	x 12.6	Hardwood Floor	Open Concept	O/Looks Living
3	Kitchen	Main	15.42	x 10.76	Hardwood Floor	Breakfast Bar	B/I Desk
4	Family	Main	11.32	x 11.15	Heated Floor	Gas Fireplace	W/O To Deck
5	2nd Br	2nd	12.01	x 8.5	Hardwood Floor	Large Closet	Large Window
6	3rd Br	2nd	10.33	x 8.5	Hardwood Floor	Large Closet	Large Window
7	4th Br	2nd	9.42	x 8.17	Hardwood Floor	B/I Bookcase	B/I Desk
8	Prim Bdrm	3rd	15.09	x 16.01	5 Pc Ensuite	W/I Closet	W/O To Balcony
9	Living	Bsmt	14.01	x 14.99	Open Concept	B/I Shelves	Above Grade Window
10	Kitchen	Bsmt	10.5	x 6	Open Concept	B/I Shelves	
11	Br	Bsmt	13.68	x 9.32	4 Pc Bath	Above Grade Window	

Client Remks: Raising the bar (and the kids). The stylish family compound of your dreams and the upgrade you've been waiting for. I hope you are locked in, you cool, downtown family - it's about to get exciting. Complete gut renovation in 2014 brought this beauty to its current, perfect, configuration and generational nirvana. Main floor feels sunny, inviting, warm - equally amazing for kitchen parties, homework marathons and movie nights. Practical powder room, closet built-ins (note custom built-ins throughout the entire house) and rear family room with gas fireplace spilling into a lush garden and rare, palatial two-car garage. Second level sleeping quarters with family bathroom and three bedrooms - one of which is currently styled as an office and easily returned to its bedroom state, more built-ins/storage and views over Osler Park across the street (with new play structures, summer splash pad zone hellloooo). Third floor is a true primary retreat and sanctuary with a walk-in closet, skylit ensuite and private balcony - exactly where you want to land at the end of the day. Downstairs, a self-contained one bedroom suite (7'2" ceilings) functions beautifully as a mortgage helper/life enhancer or easily reconnects to the main house; the house (including the basement) will be delivered vacant giving you options from day one. Toronto's best eats tantalizingly close within 5 minutes walk in any direction. Groceries, Drug Stores and Transit within throwing distance. This is a run and not walk type of situation. This, is the move. Come and get it.

Inclusions: Appliances-GE Monogram fridge, AVG wine fridge, Fisher and Paykel induction stove, Bosch dishwasher, Electrolux W/D. Rinnai on-demand water heater (2025) + basement appliance (Frigidaire convection oven, Magic Chef fridge, NuTone hood fan, Whirlpool duet HE washer dryer full size). All built-ins, window coverings and light fixtures not outlined in exclusions. A/C wall units.

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



29 Grace St Toronto Ontario M6J 2S4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$10,381.72/2026 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$2,152,000 List: \$2,200,000 For: Sale % Dif: 98
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 24.67 x 99.08 Feet Irreg:	Rms: 8 + 6 Bedrooms: 4 + 3 Washrooms: 5 1x4x2nd, 1x3x3rd, 1x2xLower, 1x4xLower, 1x3xFlat	
Dir/Cross St: Grace St & Dundas St W Directions: South of College			

MLS#: C13054440 **PIN#:** 212500564
Legal: See Schedule B

Kitchens: 1 + 2 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Concrete Block Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch Interior Feat: Accessory Apartment, In-Law Suite Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Aux Residences Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.07	x 1240.16	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	16.01	x 10.5	Hardwood Floor	Moulded Ceiling	W/O To Yard
3	Kitchen	Main	14.34	x 8.99	Hardwood Floor	Pantry	Stainless Steel Appl
4	Prim Bdrm	2nd	11.52	x 10.33	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	13.75	x 10.5	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	8.6	x 9.09	Hardwood Floor	Closet	Large Window
7	Laundry	2nd	8.5	x 9.15	Hardwood Floor	Laundry Sink	Large Window
8	4th Br	3rd	12.24	x 12.76	Hardwood Floor	W/I Closet	3 Pc Bath
9	Office	3rd	6.99	x 12.76	Hardwood Floor	Large Window	Se View
10	Living	Lower	10.99	x 10.01	Vinyl Floor	Hardwood Floor	Window
11	Kitchen	Lower	8.76	x 9.51	Vinyl Floor		
12	Br	Lower	11.58	x 6.99	Vinyl Floor	2 Pc Ensuite	Closet
13	2nd Br	Lower	12.99	x 6.99	Vinyl Floor	Window	Closet
14	Furnace	Lower	8.6	x 4			
15	Living	Flat	10.24	x 10.6	Hardwood Floor	Open Concept	Pot Lights
16	Kitchen	Flat	7.68	x 10.6	Hardwood Floor	Stone Counter	Stainless Steel Appl
17	Br	Flat	9.25	x 9.25	Hardwood Floor	Mirrored Closet	Pot Lights

Client Remks: Welcome to 29 Grace Street - a beautifully renovated 2.5-storey home in the heart of Trinity Bellwoods, offering exceptional space, style, and flexibility for modern family living. Thoughtfully updated while preserving its original charm, the main home features brand new windows, wide-plank white oak engineered floors, and a custom kitchen with stainless steel appliances, generous cabinetry, and a dedicated dining area that flows into a bright living room with fireplace. The second floor offers three spacious bedrooms, an updated main bath, and a large laundry area with space for a creative workspace or homework zone. The third floor is a true bonus retreat with sleek 3-piece bath, flexible living space, home office, and potential fourth bedroom/teen retreat! A standout feature is the home's incredible flexibility. The legal lower-level suite offers a beautifully finished, self-contained space with 8-foot ceilings, two bedrooms, two bathrooms, a full kitchen, stainless steel appliances, and in-suite laundry. Ideal for rental income or easily reintegrated into the main home for a rec room, guest suite, gym, office, or extended family living. At the rear, a custom-built laneway suite adds even more value, featuring one bedroom, open-concept living/dining, in-suite laundry, skylight, rooftop space, and parking for two. Perfect for guests, family, workspace, or additional income. Enjoy a private backyard oasis just steps to Trinity Bellwoods Park, Queen West, Little Italy, shops, cafes, restaurants, and transit. With major updates including roof, furnace, A/C, tankless water heater, and laneway suite, 29 Grace is a rare turnkey opportunity in one of Toronto's most vibrant communities.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300



258 Palmerston Ave Toronto Ontario M6J 2J4		Sold: \$2,100,000 List: \$2,295,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,604.86/2025	For: Sale	% Dif: 92
Sold Date: 06/01/2026		
SPIS: No	Last Status: SLD	DOM: 27
Detached	Fronting On: W	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	17.33 x 129.1 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x6xUpper, 1x3xLower
Dir/Cross St: College Street & Palmerston Avenue		
Directions: College Street & Palmerston Avenue		

MLS#: C13085950	PIN#: 000000000
Assignment: No	Fractional Ownership: No
Legal: Part Lot 83, Plan 314	Vacant Land Condo: No

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Fin W/O	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 2	Hydro: No
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Phone: Municipal
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age: 100+	Prop Feat: Family Room	Sewer: Sewers
Year Built: 1890	Interior Feat: Storage	Waterfront:
Yr Built Source: Other		Retirement: N
Apx Sqft: 1100-1500		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: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 15.03	Hardwood Floor	Bay Window	O/Looks Garden
2	Dining	Main	13.55	x 13.85	Hardwood Floor	Open Concept	South View
3	Kitchen	Main	9.68	x 14.96	Hardwood Floor	Pantry	Modern Kitchen
4	Family	Main	14.4	x 9.68	Hardwood Floor	W/O To Garden	South View
5	Prim Bdrm	2nd	14.24	x 14.34	Hardwood Floor	Cathedral Ceiling	Bay Window
6	2nd Br	2nd	9.68	x 13.78	Hardwood Floor	Large Closet	O/Looks Garden
7	3rd Br	2nd	8.1	x 11.68	Hardwood Floor	Large Closet	O/Looks Garden
8	Rec	Lower	14.24	x 48.82	W/O To Yard	3 Pc Bath	Open Concept

Client Remks: Meticulously Restored Throughout & Fully Reimagined With Only The Finest Of Materials, This Detached Little Italy Residence Combines Artistic Architectural Detail & Great Attention To Design. The Entertainers Floor Features A Large Formal Living Room & Dining Room Which Overlooks A Meticulously Kept Front Garden. The Brand New Contemporary Kitchen Features Top Of The Line Stainless Steel Appliances And Ample Storage. The Intimate Family Room Seamlessly Integrates Into A Professionally Updated Rear Garden Which Features A Large Double Garage. The Spacious Primary Bedroom Retreat Includes Soaring Cathedral Ceilings & Overlooks Palmerston Avenue's Majestic Streetscape. The Upper Level Includes Two Additional Spacious Bedrooms And A Modern Six-Piece Bathroom & Laundry Room. The Large Lower Level Features A Spacious Recreation Room, Dedicated Walkout To The Backyard And Three-Piece Bathroom. The Lower Level Includes All Rough-In's For A Rental Opportunity. You Are Steps To The Highly Acclaimed And Award Winning Shops, Restaurants & Cafes Of Little Italy. Quick Access To Trinity Bellwoods, Alexandra Park, Toronto Western Hospital & The University Of Toronto, Queen West, Dundas West & Little Portugal. TTC At Your Doorstep!

Inclusions: Includes All Stainless Steel Appliances. Fridge, Stove, Dishwasher, Microwave w/ Range Hood, Washer & Dryer, All Lighting Fixtures, All Window Coverings.

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY Ph: 416-481-0888



21 Rolyat St Toronto Ontario M6J 1S5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,299.15/2025 Sold Date: 01/21/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,250,000 List: \$2,299,000 For: Sale % Dif: 98
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 19.94 x 98.68 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 2 Washrooms: 5 1x2xGround, 1x4x2nd, 1x4x2nd, 1x4x3rd, 1x4xLower	
Dir/Cross St: Ossington & Dundas Directions: Ossington & Dundas			

MLS#: C12701538 **PIN#:** 212770262
Legal: Part of Lots 10 and 11 registered plan 413

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 11.48	Hardwood Floor	Electric Fireplace	Stained Glass
2	Dining	Main	14.11	x 12.8	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	21	x 7.55	Hardwood Floor	Centre Island	Bay Window
4	Family	Main	15.09	x 8.53	Hardwood Floor	W/O To Yard	
5	Prim Bdrm	2nd	13.45	x 13.45	5 Pc Ensuite	W/I Closet	W/O To Balcony
6	2nd Br	2nd	15.42	x 14.76	Hardwood Floor	4 Pc Ensuite	
7	3rd Br	3rd	14.76	x 12.14	Hardwood Floor	3 Pc Ensuite	W/O To Terrace
8	Living	Lower	9.84	x 7.22	Vinyl Floor	Open Concept	
9	Dining	Lower	9.84	x 13.12	Vinyl Floor	Open Concept	
10	Kitchen	Lower	9.84	x 13.12	Vinyl Floor	Combined W/Dining	
11	Br	Lower	14.44	x 16.73	Vinyl Floor	Window	
12	2nd Br	Lower	8.53	x 11.48	Vinyl Floor	Closet	Window

Client Remks: Conveniently located in the vibrant, trendy Trinity Bellwoods/Ossington & Dundas neighbourhood, this stunning detached Victorian home has been completely renovated top-to-bottom with City permits while maintaining the character, original charms and blending it with modern designs and finishes. The bright open-concept main floor features soaring 10+ ft ceilings, beautiful stained glass windows, hardwood floors throughout, and large windows that flood the space with natural light. A convenient powder room and a family room with a walkout to the backyard make this home perfect for everyday living and entertaining. Three generous sized bedrooms, each with its own ensuite bathroom. Two private walkouts to outdoor space from bedrooms. The spacious two-bedroom basement boasts high ceilings, a separate side entrance, and ensuite laundry----ideal for a nanny suite, in-law suite, or income-generating rental opportunity. Two car parking accessible from the laneway. Great opportunity to get into a highly desirable family neighborhood - steps to Ossington Avenue Strip (a lively & walkable stretch of Ossington), cozy cafes, unique independent boutiques, food and drinks hotspots, bakeries, public transit, and minutes to Trinity Bellwoods Park.

Inclusions: Stainless Steel kitchen appliances on Main Floor (Fridge, Stove, Built-in Dishwasher, Hood), Front Load Washer & Dryer (2nd floor), Basement (Fridge, Cook-top, Built-in Dishwasher, Front load Washer & Dryer), All Electrical Light Fixtures, Pot Lights, All Bathroom Vanity Mirrors, Built-in Organizers in Closets, Electrical Fireplace, Central Air Conditioner, 2 Separate Hydro Meters, and Roller garage door with Remote.

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

	74 Markham St Toronto Ontario M6J 2G5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,161/2024 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 286			Sold: \$1,825,000 List: \$2,400,000 For: Sale % Dif: 76	
	Detached Link: N 1 Storey/Apt		Fronting On: E Acreage: 30.29 x 134.79 Feet Irreg:		Rms: 8 Bedrooms: 4 Washrooms: 2 2x3
	Dir/Cross St: Queen/Bathurst Directions: markham st				
MLS#: C12234066 Legal: Plan 74, Part Lot 30					
PIN#: 212480269					
Kitchens: 2 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Other / Other A/C: Other Central Vac: No Apx Age: Year Built: 1874 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Other Foundation: Other Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Other Gar/Gar Spcs: Other / 1 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None		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
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This is a goldmine. Two detached houses on one huge lot. Fronting on both, Markham Street and Robinson Place. As you imagine how this prime Queen West property could be developed, you will recognize the need to act quickly and secure it. Picture a stunning 4000sf modern masterpiece... or two seperate buildings... or a multi-unit development... or....					
Inclusions: All fixtures permanently attached to the property are included					
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121					



204 Beatrice St Toronto Ontario M6G 3G1 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$10,240.09/2026 For: Sale % Dif: 117 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,905,000 List: \$2,490,000
Detached Link: N 3-Storey	Fronting On: W Acreage: 23 x 125 Feet Irreg:	Rms: 8 + 2 Bedrooms: 5 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x4xLower	
Dir/Cross St: College/Grace Directions: College/Grace			

MLS#: C13174378 **PIN#:** 212520112

Legal: Plan 1140 PT LOT 13 PLAN 1149 PT LOT A

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Water Heater Owned, Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 10.99	Gas Fireplace	B/I Shelves	Hardwood Floor
2	Dining	Main	17.49	x 14.76	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	14.17	x 11.52	Centre Island	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	18.01	x 11.15	5 Pc Ensuite	Gas Fireplace	His/Hers Closets
5	Br	2nd	11.32	x 10.83	Pot Lights	Closet	Hardwood Floor
6	Br	2nd	12.01	x 8.01	O/Looks Backyard	Hardwood Floor	
7	Bathroom	2nd	8.5	x 7.25	4 Pc Bath	Quartz Counter	Pot Lights
8	Br	3rd	17.42	x 12.01	Large Closet	B/I Desk	Hardwood Floor
9	Br	3rd	11.32	x 10.99	Double Closet	Pot Lights	Hardwood Floor
10	Rec	Lower	20.24	x 14.01	B/I Shelves	Pot Lights	Heated Floor
11	Exercise	Lower	14.34	x 10.6	Heated Floor	Pot Lights	Walk-Out

Client Remks: Dream detached family home. Fabulous high-end reno on coveted Little Italy Street. Impressive Alison Milne designed spaces. 5 bedroom, 3 storey home. Fine craftsmanship. Superbly executed layout with seamless flow throughout. Custom island kitchen. Incredible storage and function. Upscale millwork. Quartz counters and marble backsplash. High-end stainless steel appliances. Primary suite: custom built-ins, gas fireplace and luxurious 5 piece ensuite bath. Mudroom with heated floors. Main floor powder room. Rare, large 2 car garage. Laneway suite potential. Dug out basement with up to 8' ceiling height, radiant floor heating and separate entrance. Exceptional recreation room with Bespoke banquette and phenomenal storage. Prime Little Italy location....Gourmand's grocers & shops. Walk to UofT, desirable public and private schools, hospital row and financial district.

Inclusions: Existing light fixtures. Stainless steel: Electrolux Icon French door fridge, gas range, vent hood (as-is) wall oven and microwave, Bosch dishwasher. Hot water tank (owned). Central Air conditioner and 3rd floor ductless air conditioner. Washer and dryer.

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



840 Richmond St W Toronto Ontario M6J 1C9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$10,594.92/2025 Sold Date: 04/10/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,700,000 List: \$2,799,800 For: Sale % Dif: 96
Detached Link: N 3-Storey	Fronting On: S Acreage: 15.46 x 100.7 Feet Irreg:	Rms: 10 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x5x3rd	Dir/Cross St: Strachan Directions: From Queen St W to Niagara St then Richmond St W

MLS#: C12922134 **PIN#:** 212440181
Legal: Lot 12 Plan 733

Kitchens: 1 Fam Rm: Y Basement: W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Apx Sqft: 2500-3000 Roof: Unknown Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Countertop Range	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.82	x 12.6	Vaulted Ceiling	Gas Fireplace	Walk-Out
2	Dining	Main	27.82	x 12.6	Vaulted Ceiling	Concrete Floor	Combined W/Kitchen
3	Kitchen	Main	27.82	x 12.6	Combined W/Dining	Concrete Floor	Breakfast Bar
4	Foyer	Ground	8.07	x 8.53	Hardwood Floor	B/I Closet	
5	Sitting	Ground	20.83	x 13.25	Hardwood Floor	B/I Shelves	
6	Study	Ground	20.83	x 13.25	Hardwood Floor	B/I Closet	
7	3rd Br	2nd	13.58	x 12.76	Hardwood Floor	Ensuite Bath	
8	2nd Br	2nd	14.5	x 14.01	Hardwood Floor	Ensuite Bath	
9	Laundry	2nd	8.07	x 5.41			
10	Br	3rd	16.24	x 14.21	W/I Closet	Ensuite Bath	W/O To Sundeck

Client Remks: Ultra-Modern Detached Home in the Heart of Queen St West. A rare custom-built (2016) 2,766 sqft luxury home in the heart of Queen St West, offering a unique opportunity to own a fully detached, design-forward residence just steps from Queen St W and Trinity Bellwoods Park. Located in one of Toronto's most vibrant and sought-after neighbourhoods, Queen West has been recognized by Vogue Magazine as one of the world's coolest neighbourhoods. This architecturally significant home blends contemporary design with natural materials, featuring weathering steel, Canadian masonry, natural stone, and warm wood finishes. Thoughtfully designed for modern living, it offers bright, open-concept living spaces balanced with private, well-proportioned sleeping areas across four unique levels. Expansive windows, skylights, and a striking two-storey glass curtain wall flood the home with natural light, seamlessly connecting indoor and outdoor spaces. The main level showcases an open living, dining, and kitchen area ideal for both everyday living and entertaining. Outdoor features include multiple terraces, a landscaped rooftop, and a private primary retreat with its own terrace and garden elements. The home also offers ample storage and functional living throughout. Built with energy efficiency in mind, the property includes high-performance windows, excellent insulation, radiant heated concrete floors, and an on-demand water heating system for year-round comfort. A rare offering combining architectural design, functionality, and an unbeatable location in the heart of Queen St West.

Inclusions: Dishwasher, fridge, stove, washer & dryer, all window coverings, built-ins, light fixtures, central vacuum, electric garage door opener with remote. Hot water tank (owned).

Listing Contracted With: RE/MAX HALLMARK YORK GROUP REALTY LTD. **Ph:** 905-727-1941



460 Palmerston Blvd			Sold: \$2,725,000
Toronto Ontario M6G 2P1			List: \$2,899,000
Toronto C01 Palmerston-Little Italy Toronto			
Taxes: \$14,388/2025		For: Sale	% Dif: 94
Sold Date: 05/03/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Detached	Fronting On: W	Rms: 15 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	33 x 127 Feet	Washrooms: 6	
	Irreg:	1x3xGround, 1x2xGround,	
		2x2x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: North of Harbord Directions: North of Harbord			

MLS#: C13061578 **PIN#:** 212540103

Legal: PLAN 659 BLK B PT LOTS 131 & 132

Kitchens: 3 Fam Rm: N Basement: Sep Entrance / W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 3000-3500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School Interior Feat: Other	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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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	8.01	x 11.32	2 Pc Bath Hardwood Floor
2	Living	Ground	14.4	x 11.32	French Doors Hardwood Floor
3	Dining	Ground	16.5	x 14.01	Pocket Doors Hardwood Floor
4	Kitchen	Ground	6.66	x 15.26	
5	Br	Ground	12.5	x 10.33	3 Pc Bath Hardwood Floor
6	Breakfast	Ground	10.99	x 14.67	W/O To Deck
7	Office	Ground	10.76	x 8.17	W/O To Yard
8	Br	2nd	15.26	x 11.32	
9	Sitting	2nd	12.17	x 11.32	2 Pc Bath
10	2nd Br	2nd	13.25	x 12.99	2 Pc Bath
11	Kitchen	2nd	7.15	x 24.18	Combined W/Dining W/O To Balcony
12	Den	Bsmt	12.5	x 9.25	
13	Living	3rd	16.99	x 16.24	Combined W/Dining Vaulted Ceiling
14	Kitchen	3rd	12.99	x 9.15	
15	Br	3rd	11.75	x 15.94	
16	Office	Bsmt	21.42	x 10.99	
17	Br	Bsmt	15.58	x 12.6	3 Pc Bath

Client Remks: On one of Toronto's most iconic boulevards, lined with street lamps from a bygone era, sits this Classic Edwardian Grand Dame c1906, located across the street from the historical original George Weston estate, this is a very special offering for the the first time in 56 years, build design attributed to prominent Toronto architect George Martell Miller. Large home of approx. 3342 sq ft above grade, partially finished basement with 7' ceiling height and w/o to back yard, many significant architectural features remain, grand foyer with original staircase & magnificent stained glass, coved ceilings, multiple fireplaces, cornice brackets, soaring chimneys, lovely front pillared verandah with pediment roof. Double garage off lane access with possibility for laneway house (see attached report), walk to the new Mirvish Village, Little Italy, U of T and TTC. The entire house is currently owner occupied and will be vacant on possession. This a rare opportunity to restore to original grandeur and/or renovate to suit.

Inclusions: Gas burner and equipment, electric light fixtures, all existing appliances, all existing window coverings.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112