



564 Christie St Toronto Ontario M6G 3E2 Toronto C02 Wychwood Toronto Taxes: \$6,070.40/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,075,000 List: \$998,900 For: Sale % Dif: 108
Detached Link: N 2-Storey	Fronting On: E Acreage: 23.2 x 117 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: St. Clair Ave W & Christie St Directions: St. Clair Ave W & Christie St

MLS#: C12960470 **PIN#:** 212620575
Legal: PT LT 10 PL 119 WYCHWOOD BRACONDALE DOVERCOURT PT 4, 5 63R1483 S/T & T/W CT325499; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Year Built: 1978 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Library, Park, Place Of Worship, Public Transit Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.04	x 11.91	Parquet Floor Combined W/Dining
2	Dining	Ground	11.94	x 9.91	Parquet Floor Combined W/Living
3	Kitchen	Ground	15.49	x 9.51	Ceramic Floor Eat-In Kitchen
4	Prim Bdrm	2nd	15.52	x 12.86	Parquet Floor Closet
5	2nd Br	2nd	15.58	x 8.46	Parquet Floor Closet
6	3rd Br	2nd	12.27	x 7.78	Parquet Floor Closet
7	Rec	Bsmt	42.98	x 15.39	

Client Remks: Solid bones and infinite potential. Welcome to 564 Christie Street - a detached, 2 story brick home offered for sale for the first time by its original owner. Nestled in the soul of one of Toronto's most community-centric neighborhoods, this home perfectly balances traditional charm with incredible future potential. The main floor invites you in with an expansive, sun-drenched living and dining area, anchored by a massive picture window that floods the space with natural light. The functional eat-in kitchen overlooks a private backyard with norear neighbors, offering an oasis of quiet in the city. Upstairs, the generous primary suite is complemented by two additional well-proportioned bedrooms. Perhaps the greatest "hidden gem" is the basement-boasting impressive 8-foot ceilings and a separate side entrance, it is a blank canvas ready to be transformed into a high-end secondary suite, an income-producingrental, or a premium family lounge. Complete with a detached garage and just steps from the iconic Wychwood Barns, transit, St. Clair West and so much more! Visit today!

Inclusions: Existing Fridge, Existing Stove, Existing Washer, All Existing Light Fixtures, All Existing Window Coverings
Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



167 Tyrrel Ave Toronto Ontario M6G 2G6 Toronto C02 Wychwood Toronto Taxes: \$7,097.62/2026 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,260,000 List: \$1,049,000 For: Sale % Dif: 120
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 110 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Christie and St Clair Directions: Christie and St Clair

MLS#: C13461568 **PIN#:** 212630036
Legal: PT LT 19 PL 1390 TORONTO AS IN CA338707; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Auto Garage Door Remote	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	20.01	x 14.34	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	20.01	x 14.34	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	10.01	x 8.66	Granite Counter	O/Looks Backyard	W/O To Deck
4	Prim Bdrm	2nd	14.34	x 10.01	Hardwood Floor	Large Window	Large Closet
5	2nd Br	2nd	10.99	x 10.01	Hardwood Floor	Large Window	Large Closet
6	3rd Br	2nd	9.32	x 8.99	Hardwood Floor	Large Window	O/Looks Backyard
7	Rec	Lower	14.34	x 8.66	Hardwood Floor	Window	
8	Laundry	Lower	14.34	x 5.68	Vinyl Floor		
9	Other	Lower	14.34	x 5.25			

Client Remks: Welcome to 167 Tyrrel Avenue, a comfortable and nicely updated 3 bedroom, 2 bathroom detached home in the highly regarded Wychwood neighbourhood. This well-kept home offers generous living space, a practical layout, and plenty of room for everyday family life. The main floor features a spacious open-concept living and dining area, creating an easy flow for relaxing, entertaining, and spending time together. The renovated kitchen includes granite counters and a walk-out to the backyard, making outdoor access simple and convenient. Upstairs, there are three generous bedrooms and a large renovated 4-piece bathroom, offering comfortable space for a growing family, guests, or work-from-home needs. The basement adds valuable extra living space, with high ceilings, a recreation room, 2-piece bathroom, laundry room, and a large cold storage room. A side entrance provides added flexibility and convenience. A built-in garage, private drive, and large backyard further add to the everyday comfort and appeal of the home. Located in one of Toronto's most sought-after neighbourhoods, Wychwood is known for its leafy residential streets, strong community feel, and easy access to parks, schools, transit, shops, cafes, and restaurants. With its mix of neighbourhood character and urban convenience, this is a wonderful place to call home.

Inclusions: Fridge, stove, dishwasher, washer, dryer, all light fixtures

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



30 Carus Ave			Sold: \$1,175,000
Toronto Ontario M6G 2A4			List: \$1,175,000
Toronto C02 Wychwood Toronto			
Taxes: \$5,866.80/2025		For: Sale	% Dif: 100
Sold Date: 04/14/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: W	Rms: 6 + 3	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	28.82 x 104.82 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Davenport Rd & Ossington Ave			
Directions: South of Davenport Rd & East of Ossington Ave			

MLS#: C12980234 **PIN#:** 212650276
Legal: LT 4 PL D1469 TORONTO T/W & S/T WD142841; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1946 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 10.83	Hardwood Floor	Crown Moulding	Closed Fireplace
2	Dining	Main	10.76	x 8.83	Hardwood Floor	Crown Moulding	B/I Shelves
3	Kitchen	Main	18.67	x 7.74	W/O To Yard	Ceramic Back Splash	Wainscoting
4	Prim Bdrm	2nd	17.09	x 10.5	Hardwood Floor	Window	Closet
5	2nd Br	2nd	10.76	x 8.83	Hardwood Floor	Window	Closet
6	3rd Br	2nd	7.91	x 9.09	Vinyl Floor	Window	Closet

Client Remks: Set at the end of a quiet court with a covered front porch with wrought-iron railing, this inviting home offers thoughtfully designed indoor and outdoor living. A European-style courtyard positioned between the home and oversized two-car detached garage will be yours to enjoy. The rear grounds feature a concrete-slab patio, garden space, and covered walkout from the kitchen, ideal for everyday living and entertaining. The garage, accessed from the rear laneway, includes double-pane windows, built-in shelving, hooks, and a workshop area. The main level welcomes you with a bright foyer leading to spacious living and dining areas featuring hardwood flooring, crown moldings, oversized windows, and a decorative fireplace with wood mantle and faux-stone accents. The dining room offers a chandelier, decorative shelving, and seamless access to the kitchen. The well-appointed kitchen features wood cabinetry, tile backsplash, floor-to-ceiling wainscoting, abundant storage, multiple windows, and a walkout to the rear courtyard. A convenient powder room completes the main floor. The second level offers three bedrooms filled with natural light and a full bathroom with geometric tile flooring, ceramic finishes, and a shower/tub combination. The finished space in the lower level expands the living area with a recreation room, full bathroom, laundry area, and extensive storage, including a dedicated storage room and furnace room with workshop area. Located in a well-established, family-friendly neighbourhood, residents enjoy nearby green spaces including Hillcrest Village Park, Marian Engel Park, and Frankel-Lambert Park. Convenient access to shopping and dining is available at Dufferin Mall, Yorkville Village, and Stock Yards Village, while nearby cultural attractions include Casa Loma, Spadina Museum, and Tarragon Theatre.

Inclusions: See Schedule C

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY Ph: 905-770-5766



94 Alcina Ave Toronto Ontario M6G 2E8 Toronto C02 Wychwood Toronto Taxes: \$7,254/2026 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,360,000 List: \$1,295,000 For: Sale % Dif: 105
Detached Link: N 2-Storey	Fronting On: N Acreage: 20 x 140 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Bathurst & St Clair Directions: Bathurst & St Clair

MLS#: C13025082 **PIN#:** 212610043
Legal: PCL 155-1 SEC M54; LT 155 PL M54 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	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	11.15	x 9.51	Hardwood Floor	B/I Bookcase	
2	Dining	Main	15.75	x 12.47	Hardwood Floor	French Doors	W/O To Garden
3	Kitchen	Main	13.45	x 10.5	Hardwood Floor	Eat-In Kitchen	W/O To Garden
4	Prim Bdrm	2nd	15.49	x 8.53	Double Closet	Broadloom	
5	Br	2nd	13.12	x 9.02	Closet	Broadloom	
6	Br	2nd	10.83	x 7.87	Broadloom	O/Looks Garden	

Client Remks: A rare opportunity to reside on one of Toronto's most sought-after streets, directly across from Wychwood Park. This charming two-storey, three-bedroom home showcases timeless character and appeal, featuring high ceilings, an eat-in kitchen, and a walkout to a private, fenced backyard complete with a studio cottage at the rear of the garden. Ideally situated on the best stretch of Alcina Avenue, just steps to Hillcrest Public School, Wychwood Barns, TTC access, and the shops and restaurants of vibrant St. Clair Avenue West.

Inclusions: Maytag Fridge, GE Stove, Broan Range Hood, Maytag Dishwasher, Double S/S Sink, Track Lighting, Broadloom where laid, Maytag Washer, Hot Point Dryer, (All Appliances AS IS).

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



46 Alcina Ave Toronto Ontario M6G 2E8 Toronto C02 Wychwood Toronto Taxes: \$7,541/2025 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,480,000 List: \$1,299,900 For: Sale % Dif: 114
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 21 x 140 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: St. Clair & Bathurst Directions: South of St. Clair & West of Bathurst

MLS#: C12865514 **PIN#:** 212610068
Legal: Plan M54, Lot 130, Pt Lt 129

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	W/O To Porch		
2	Living	Ground	13.06	x 11.52	Fireplace	Bay Window	Pot Lights
3	Dining	Ground	14.24	x 9.51	Bay Window	Open Concept	Pot Lights
4	Kitchen	Ground	19.78	x 9.65	Eat-In Kitchen	W/O To Deck	Skylight
5	Br	2nd	10.93	x 10.86	W/W Closet	Wood Floor	B/I Bookcase
6	Br	2nd	11.12	x 8.46	B/I Desk	Wood Floor	B/I Bookcase
7	Prim Bdrm	3rd	14.93	x 13.42	W/I Closet	Hardwood Floor	Skylight

Client Remks: Nestled within the neighbourhood of Wychwood Park, offering a rare opportunity to live in one of Toronto's most coveted and picturesque communities. This charming 2.5 storey detached home blends timeless character with everyday comfort, featuring bright, high ceilings, pot lighting, skylights well-proportioned rooms, and a warm and functional layout. The main floor also features a wood-burning fireplace and an inviting eat-in kitchen with a skylight and walk-out to a generous deck overlooking a lovely garden. The second level offers two bright rooms and a family bath, while the third-floor loft provides a private, sun-filled primary retreat with walk-in closet. Step outside to a private, picturesque front porch or a backyard-ideal for peaceful evenings surrounded by nature. Laneway access adds the convenience of two car parking. Set on a tranquil, tree-canopied street just moments to the Wychwood Barns, trails, parks, schools, TTC, and the vibrant shops and cafes of St. Clair West, this is a truly special offering-where city living meets village-like charm.

Inclusions: REFRIGERATOR, RANGE HOOD, WASHER, DRYER (ALL APPLIANCES 'AS IS'), ALL ELECTRIC LIGHT FIXTURES, ALL WINDOW BLINDS. FIREPLACE, GAS BURNER & EQUIPMENT, CENTRAL AIR CONDITIONING, SHED & FIREWOOD STRUCTURES

Listing Contracted With: EVANS REAL ESTATE **Ph:** 416-763-4189



60A Arlington Ave Toronto Ontario M6G 3L1 Toronto C02 Wychwood Toronto Taxes: \$7,344.81/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,220,000 List: \$1,299,999 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: N Acreage: 20 x 124.5 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 1 1x4x2nd	
Dir/Cross St: St Clair Ave W / Bathurst St Directions: Dufferin St / St Clair Ave W / Bathurst St			

MLS#: C12988616 **PIN#:** 212620171
Legal: PT LT 26-28 PL 1311 TORONTO AS IN CT845050; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1917 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.84	x 20.51	Combined W/Dining
2	Dining	Main	9.84	x 20.51	Combined W/Living
3	Kitchen	Main	16.01	x 12.99	
4	Br	2nd	8.99	x 10.5	
5	2nd Br	2nd	0	0	
6	3rd Br	2nd	10.6	x 10.07	
7	4th Br	2nd	8.23	x 9.15	
8	5th Br	2nd	10.24	x 9.25	

Client Remks: Renovator's/Builder's Dream - Ready For Your Imagination, Has Been In The Same Family Since 1948. Corner Property With Lots Of Windows And Light. High Ceilings On Main Floor. Private Drive With Double Car Garage And Space For Another Vehicle. Separate Walk-Up Basement. Close To Wychwood Barns And St. Clair Avenue

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-226-9770



39 Hocken Ave Toronto Ontario M6G 2K1 Toronto C02 Wychwood Toronto Taxes: \$7,634.31/2025 Sold Date: 03/25/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,681,000 List: \$1,499,000 For: Sale % Dif: 112
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 119 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Bathurst St/St. Clair Ave W Directions: Bathurst St/St. Clair Ave W

MLS#: C12892142 **PIN#:** 212610551
Legal: Lt 37 Pl 821 Wychwood Bracondale Dovercourt; City*

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 11.65	Gas Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	12.66	x 11.65	Open Concept	Picture Window	Hardwood Floor
3	Kitchen	Main	18.08	x 14.73	Modern Kitchen	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	15.94	x 10.83	Double Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	12.07	x 8.96	Skylight	B/I Closet	Hardwood Floor
6	3rd Br	2nd	15.55	x 8.76	Closet	Juliette Balcony	Hardwood Floor
7	Rec	Lower	14.86	x 13.39	B/I Bookcase	Open Concept	Hardwood Floor

Client Remks: Discover the perfect blend of contemporary comfort and timeless character in this beautifully renovated, move-in-ready family home, ideally situated on a quiet, tree-lined street in prime Wychwood. Thoughtfully redesigned with a warm mid-century modern aesthetic, this detached home showcases quality craftsmanship and stylish finishes throughout. The sun-filled open-concept main floor offers an inviting space for everyday living and entertaining, filled with natural light and a seamless flow between the living, dining, and kitchen areas. The kitchen features a walk-out to a private deck and yard, creating the perfect indoor-outdoor space for summer dining and gatherings. Upstairs, you'll find three well-appointed bedrooms, enhanced by natural light from skylights that brighten the second floor. Located within the highly sought-after Hillcrest School District and just minutes to the cafes, restaurants, and shops along St. Clair, this home offers the perfect balance of neighbourhood charm and urban convenience. Complete with a detached garage and two-car parking, this is a rare opportunity to own a beautifully updated home in one of Toronto's most desirable communities.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings. Broadloom where laid.
Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. **Ph:** 416-485-7575



19 Biggar Ave Toronto Ontario M6H 2N5 Toronto C02 Wychwood Toronto Taxes: \$8,755/2025 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,700,000 List: \$1,589,000 For: Sale % Dif: 107
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 33.75 x 103 Feet Irreg:	Rms: 11 + 7 Bedrooms: 5 + 0 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3x3rd	Dir/Cross St: St Clair West & Oakwood Directions: South of St Clair/East of Oakwood

MLS#: C13193728 PIN#: 212860241 Legal: PCL 125-125-1 SEC M312; PT LT 125 S/S Biggar AV PL M312 Toronto		
Kitchens: 1 + 0 Fam Rm: N Basement: Full / Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Tandem, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Floor Drain, Water Heater Owned, Workbench, Storage	Zoning: Cable TV: Gas: Tandem Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: *Property has sold firm/waiting for deposit cheque* Welcome to 19 Biggar Ave; a charming well-loved character home in the heart of Regal Heights. Big, beautiful and home to the same family for over 40 years, this property is ready and waiting for a new family to make it their own. Tucked away on a coveted, quiet, tree-lined, family-friendly street, this 2 storey 5-bedroom detached home on a large lot with a private drive is over 2300 square feet of pure potential! Have fun with your floor plans! This property can easily flex to fit your family. There is an easy flow from room to room and floor to floor; principal rooms are generously sized and well proportioned, ceilings are high and there are plenty of windows. Open up the kitchen/Dining, create a 2nd floor family room or perhaps a private parent's getaway on the third floor. The options are endless! Give your space some style! There are so many existing treasured and timeless design details to choose from here: exposed brick, hardwood, oak panelling/trim, perfectly placed stained glass windows and a few fireplaces to choose from. And then enjoy... the over oversized covered front porch for your morning coffee, a generous entry to greet family and friends, soak up some sun in the south facing garden come summer, or get into a book by the front bay window with the fire going when the weather cools. You'll fall in love with the location! In a vibrant, caring community, 19 Biggar is just just one short block away from St Clair West that has well-known crazy good coffee shops, an abundance of ethic restaurants and top-notch schools. Close to parks, downtown, and what's not to love about having transit nearby; the streetcar moves you east/west and there are two buses that head north/south to the subway. Come and take a look! ** 19 Biggar is looking for love and is being sold "AS IS WHERE IS"*** Inclusions: All Existing: 1. Stove, Fridge, Dishwasher (2023) Washer & Dryer (2025) 2. All electric light fixtures 3. All built-in shelving, 4. Window A/C units (2) 5. Workbench in Utility Room 5. Loose and laid exterior brick					
Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. Ph: 416-234-2424					



21 Biggar Ave		Sold: \$2,550,000	
Toronto Ontario M6H 2N5		List: \$2,499,999	
Toronto C02 Wychwood Toronto			
Taxes: \$11,688.35/2025		For: Sale	% Dif: 102
Sold Date: 06/25/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Detached	Fronting On: S	Rms: 11 + 1	
Link: N	Acreage:	Bedrooms: 4 + 1	
3-Storey	32.33 x 103 Feet	Washrooms: 4	
	Irreg:	1x6x3rd, 1x4xBsmt, 1x6x2nd, 1x2xMain	
Dir/Cross St: St. Clair West Ave & Oakwood Directions: St Clair West & Oakwood			

MLS#: C13479346 **PIN#:** 212860240
Legal: PCL 125-2 SEC M312; PT LT 125 S/S BIGGAR AV PL M312 TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Driveway: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.3	x 19.29	Fireplace	Hardwood Floor	Bay Window
2	Dining	Main	11.15	x 9.81	Coffered Ceiling	Hardwood Floor	Open Concept
3	Kitchen	Main	9.97	x 9.81	Stone Counter	Hardwood Floor	Pot Lights
4	Family	Main	17.81	x 6.92	Window	Hardwood Floor	Open Concept
5	Foyer	Main	9.68	x 14.53	2 Pc Bath	Hardwood Floor	Closet
6	Br	2nd	10.93	x 14.3	Closet Organizers	Hardwood Floor	Window
7	2nd Br	2nd	11.02	x 11.22	6 Pc Bath	Closet	Hardwood Floor
8	3rd Br	2nd	10.93	x 14.14	Closet	Hardwood Floor	Window
9	Sunroom	2nd	17.49	x 6.82	Window	Hardwood Floor	
10	Prim Bdrm	3rd	14.5	x 25.95	6 Pc Ensuite	W/I Closet	Bow Window
11	Br	Bsmt	11.38	x 8.4	Pot Lights	Broadloom	Closet
12	Rec	Bsmt	20.31	x 23	4 Pc Bath	Broadloom	Pot Lights

Client Remks: Some homes simply offer more. More space, more functionality, and more thoughtful design. Set on one of Wychwood's most desirable tree-lined streets, this beautifully reimagined detached home delivers all three across four finished levels. Originally redesigned under the direction of acclaimed interior designer Shirley Meisels, the home seamlessly blends timeless character with modern family living. Sun-filled principal rooms lead to an expansive kitchen and dining area designed to be the heart of the home. A dedicated family workspace just off the kitchen creates the perfect setting for work, homework, and everyday connection. The second floor features generous bedrooms and a thoughtfully designed family bathroom with a separate vanity area and water closet, making busy mornings easier for growing families. Occupying the entire third floor, the private primary retreat offers walk-in closets, a dressing area, and a beautifully renovated ensuite, creating a peaceful escape from the rest of the home. The finished lower level adds exceptional flexibility with a large recreation room, additional bedroom, full bathroom, laundry area, and abundant storage. Whether accommodating guests, teenagers, or a home office, the space adapts effortlessly to changing needs. Outside, professionally landscaped grounds and a detached garage complete the package. Located in the heart of Wychwood, just moments from Wychwood Barns, St. Clair West shops and restaurants, parks, schools, cafes, and transit, this is a neighbourhood known for its strong sense of community, walkability, and family-friendly atmosphere. A rare opportunity to own a thoughtfully renovated home in one of Toronto's most sought-after neighbourhoods. Designed for real life, built for lasting memories, and ready for its next chapter.

Inclusions: Integrated fridge, stainless steel gas cooktop, stainless steel oven, hood fan, built in dishwasher, all electric light fixtures, all window coverings, mirrors in all bathrooms, all AC wall units and remotes, washer and dryer, white fridge in basement laundry room, closets and wall shelf in tree wallpaper bedroom.

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



29 Tyrrel Ave Toronto Ontario M6G 2G1 Toronto C02 Wychwood Toronto Taxes: \$9,878.54/2025 Sold Date: 03/20/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,895,000 List: \$2,895,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: N Acreage: 33.5 x 144 Feet Irreg:	Rms: 12 Bedrooms: 6 Washrooms: 3 1x3xMain, 1x4x2nd, 1x3x3rd	
Dir/Cross St: Bathurst & St. Clair Directions: South of Wychwood Barns & West of Wychwood Park			

MLS#: C12892702 **PIN#:** 212600003
Legal: PCL G-1 SEC M403; LT G PL M403 TORONTO T/W A ROW ON FT AND FOR AUTOMOBILES AND OTHER VEHICLES OVER THE NLY 76 FT OF THE WLY 2 FT OF LT F PL M403; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: Yes Apx Age: Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.52	x 12.24	Closed Fireplace	Combined W/Sitting	Wood Trim
2	Living	Main	12.93	x 18.37	Hardwood Floor	Gas Fireplace	Bay Window
3	Dining	Main	12.8	x 16.17	Pocket Doors	Hardwood Floor	Wainscoting
4	Kitchen	Main	10.17	x 18.6	Combined W/Family	Open Concept	Stone Counter
5	Breakfast	Main	11.75	x 9.22	Open Concept	O/Looks Backyard	
6	Family	Main	13.91	x 9.65	W/O To Deck	O/Looks Backyard	Open Concept
7	Prim Bdrm	2nd	10.56	x 16.77	Hardwood Floor	Bay Window	Gas Fireplace
8	2nd Br	2nd	11.02	x 14.93	Hardwood Floor	Closet	Bay Window
9	3rd Br	2nd	10.33	x 12.8	Hardwood Floor	W/I Closet	Window
10	Office	2nd	15.42	x 7.71	Combined W/Laundry	Picture Window	Wall Sconce Lighting
11	Prim Bdrm	3rd	15.81	x 16.7	W/I Closet	Closed Fireplace	Bay Window
12	5th Br	3rd	13.58	x 13.09	Skylight	O/Looks Backyard	

Client Remks: This is Hillcrest, as intended. Wychwood Park at the door. Barns around the corner. St. Clair West in stride. Schools, parks, coffee, community. No compromises, no filler. This is the neighbourhood families wait for... and rarely land. The lot sets it off immediately: 33.5 ft (W I D E) x 144 ft (D E E P), south-facing, private drive (...check all your boxes). Inside, it only gets better. Character where it matters, updates where it counts. Elegant principal rooms, fireplaces, rich wood detailing, and a renovated kitchen with family room addition that opens straight into a sun-drenched, properly sized backyard. Upstairs delivers what so many homes here can't: five bedrooms, a bright office with wall-to-wall windows, and second-floor laundry. Real space. Real function. With a walk-out and great ceiling height, solid groundwork, the lower level offers flexibility already built in. Updated, improved, and quietly dialed in over time: windows, electrical, water service, solar panels, insulation upgrades, and a thoughtful addition that actually fits the house. A generational home that offers a rare opportunity to plant roots in the heart of Hillcrest.

Inclusions: All electric light fixtures, wall sconces, all window coverings, fridge, stove, hood fan, dishwasher, washer, dryer, remotes for ductless a/c (x1 wall mount), 2 remotes for gas fireplaces (main and 2nd floor).

Listing Contracted With: FREEMAN REAL ESTATE LTD. **Ph:** 416-535-3103



27 Tyrrel Ave Toronto Ontario M6G 2G1 Toronto C02 Wychwood Toronto Taxes: \$10,591.51/2025 Sold Date: 02/21/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$2,979,000 List: \$2,979,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: S Acreage: 33.5 x 144 Feet Irreg:	Rms: 10 + 1 Bedrooms: 5 Washrooms: 3 1x5x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Christie St & Davenport Road Directions: Christie St & Davenport Road

MLS#: C12793566 **PIN#:** 212600004
Legal: PCL F-1 SEC M403; LT F PL M403 TORONTO S/T A ROW ON FT AND FOR AUTOMOBILES AND OTHER VEHICLES OVER THE NLY 76 FT OF THE WLY 2 FT OF LT F PL M403; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Capability, Storage	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.66	x 9.3	Hardwood Floor	Open Concept	Window
2	Living	Main	18.31	x 12.29	Fireplace	Hardwood Floor	Crown Moulding
3	Dining	Main	15.87	x 12.05	Hardwood Floor	Crown Moulding	Large Window
4	Sunroom	Main	16.29	x 7.68	Hardwood Floor	Picture Window	W/O To Deck
5	Kitchen	Main	11.99	x 9.34	Hardwood Floor	Window	
6	2nd Br	2nd	16.89	x 11.17	Fireplace	Hardwood Floor	Bay Window
7	3rd Br	2nd	14.66	x 10.66	Hardwood Floor	Double Closet	Bay Window
8	4th Br	2nd	12.61	x 11.29	Hardwood Floor	W/I Closet	Window
9	Office	2nd	15.26	x 8.59	Broadloom	B/I Shelves	Picture Window
10	Bathroom	2nd	9.93	x 7.24	Tile Floor	Window	
11	Prim Bdrm	3rd	16.21	x 14.57	Hardwood Floor	W/I Closet	Large Window
12	Sitting	3rd	10.29	x 9.58	4 Pc Ensuite	Hardwood Floor	Picture Window
13	Rec	Lower	34.01	x 10.35	Linoleum	Above Grade Window	
14	Office	Lower	9.48	x 8.56	Linoleum	Open Concept	Above Grade Window
15	Laundry	Lower	9.51	x 5.35	Concrete Floor	Laundry Sink	Above Grade Window
16	Cold/Cant	Lower	15.22	x 7.31	Concrete Floor	Window	
17	Bathroom	Lower	6.9	x 4.81	3 Pc Bath	Porcelain Floor	Above Grade Window

Client Remks: If you're ready to step into stewardship of a remarkable Wychwood home - one large enough to hold your family, your work, and your future - 27 Tyrrel Avenue offers that rare opportunity. Set on a magnificent lot, steps from majestic Wychwood Park, Wychwood Barns, the farmers' market, vibrant St. Clair West, the setting is both inspiring and deeply rooted in community. Natural light streams throughout the home, where nine-foot ceilings and wide openings create an effortless flow from the oversized foyer into the warm living room and stately dining room, designed for meaningful gatherings. A serene den overlooks the glorious south-facing, treed backyard and perennial garden - an expansive, private setting for gatherings, future possibilities, or quiet retreat, with a subtle sense of magic. The second-floor den is warm and charming, while the full-height third level features a large bedroom and sitting room with tall windows that frame views of Wychwood Park and the city beyond. The lower level offers additional flexibility with 6'9" ceiling height. Defined by enduring craftsmanship and an unmistakable sense of soul, the home can be enjoyed comfortably as is or thoughtfully renovated with confidence that its value and presence will endure. Located within the highly regarded Hillcrest Community School district, this is a stately and inviting Wychwood residence - rich in character, beautifully situated, and ready for its next chapter.

Inclusions: Refrigerator, stove, dishwasher, hood fan, washer, dryer, all electric light fixtures (except where excluded), all window coverings, gas furnace and central air conditioner.

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