



337 Craven Rd Toronto Ontario M4L 2Z5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,710.11/2025 Sold Date: 02/21/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$600,000 List: \$719,900 For: Sale % Dif: 83
Detached Link: N Bungalow	Fronting On: E Acreage: 22.5 x 73 Feet Irreg:	Rms: 5 Bedrooms: 1 Washrooms: 1 1x4xLower	Dir/Cross St: Gerrard St. E & Coxwell Ave. Directions: North of Dundas St. E and South of Gerrard St. E

MLS#: E12719698 **PIN#:** 210380343
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 114 PL 1301 TWP OF YORK AS IN CA198515 EXCEPT EASEMENT THEREIN (SECONDLY DESCRIBED) & ET131496 EXCEPT EASEMENT THEREIN (FIRSTLY DESCRIBED); CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1925 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way, Mutual 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: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 13.55	Large Window	B/I Bookcase	
2	Kitchen	Main	14.47	x 13.55	Window	Vinyl Floor	Combined W/Dining
3	Dining	Main	14.47	x 13.55	Combined W/Kitchen	Vinyl Floor	Panelled
4	Br	Main	9.51	x 13.58	Window	Closet	Laminate
5	Mudroom	Main	5.97	x 6.17	Double Doors		
6	Rec	Lower	21.88	x 12.86	Large Window	Concrete Floor	Combined W/Laundry
7	Laundry	Lower	9.06	x 7.41	Concrete Floor	Combined W/Rec	

Client Remks: OFFERS ANYTIME. 337 Craven: A History to Cherish. A Future to Build. Stop scrolling for "renovated" and start building "remarkable." Welcome to your clean slate - freshly severed and ready for its next vision. A rare East End opportunity for those who want to create something truly their own. Offering 959 sq ft over two floors, this is a home with incredible potential, with the heavy lifting already done - the land division is complete, and the possibilities are wide open. Located in the Toronto & East York District, this property benefits from the 2026 City of Toronto Multiplex Bylaws and progressive "missing middle" zoning, supporting flexible housing forms and future-forward builds. Envision a welcoming front porch for morning coffee and a backyard worthy of an entertainer's dream - the perfect setting to gather, host, and unwind. The location is bulletproof: a 10/10 lifestyle score. Grab a coffee at one of the many wonderful local cafes before hitting the rink at Greenwood Park, then spend your afternoon at The Beaches for a winter stroll or a summer sunset. To the North, the vibrant culture, markets, and restaurants of Little India; to the South, the cinematic charm of Leslieville - and minutes to the future Ontario Line. This is a portal to the very best of Toronto. Bring your architect. Bring your contractor. Bring your imagination. The stage is set - now you get to write the script to your next chapter.

Inclusions: HVAC & Appliances are in as-is condition.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY Ph: 416-690-2181



237 Craven Rd Toronto Ontario M4L 2Z5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,695/2025 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$725,000 List: \$749,900 For: Sale % Dif: 97
Detached Link: N Bungalow	Fronting On: E Acreage: 16.67 x 73 Feet Irreg:	Rms: 4 Bedrooms: 2 Washrooms: 1 1x3xMain	Dir/Cross St: Coxwell and Gerrard Directions: North of Dundas

MLS#: E12870912	PIN#: 210380319
Vacant Land Condo: No	
Legal: LT 8 PL 434E TORONTO; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1918 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: 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	11.91	x 13.19	Hardwood Floor	Window	Closet
2	Kitchen	Main	19.59	x 13.19	Combined W/Dining	Skylight	Hardwood Floor
3	Dining	Main	19.59	x 13.19	Combined W/Kitchen	Hardwood Floor	
4	Prim Bdrm	Main	12.14	x 9.61	Walk-Out	Sliding Doors	Hardwood Floor
5	2nd Br	2nd	11.61	x 10.01	Hardwood Floor	Window	
6	Office	2nd	9.97	x 10.01	Hardwood Floor	Window	

Client Remks: Great condo alternative with irresistible curb appeal! This fantastic starter home offers a spacious upper loft and a flexible layout to suit your needs. The modern, renovated kitchen is filled with natural light from a skylight and features custom cabinetry, stainless steel appliances, classic subway tile, and stylish designer finishes. The beautifully refreshed 3-piece bathroom showcases charming blue penny tile for a fresh, contemporary feel. Enjoy two bedrooms - or tailor the layout to your lifestyle: create a main-floor primary with loft living above, or opt for a second-floor primary with additional living space on the main level. Step out to your fully fenced backyard oasis complete with a patio and garden shed - perfect for relaxing or entertaining. Leave the car behind! Just steps to groceries (including the brand-new Ambrosia on Queen), the food boutiques of Gerrard, restaurants, breweries, schools, transit, bike trails, the Beach, and parks.

Inclusions: Fridge (2026), Stove, Dishwasher (2025) Washer, Dryer, All Electric Light Fixtures, Hot Water Tank, Garden Shed, Sump Pump (2026)

Listing Contracted With: UNION REALTY BROKERAGE INC. **Ph:** 416-694-2499



22A Lewis St Toronto Ontario M4M 2H3 Toronto E01 South Riverdale Toronto Taxes: \$5,515/2025 Sold Date: 02/13/2026 SPIS: No Last Status: SLD DOM: 85			Sold: \$930,000 List: \$1,079,000 For: Sale % Dif: 86
Detached Link: N 2-Storey	Fronting On: E Acreage: 27.78 x 50.07 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Broadview & Eastern Ave Directions: Broadview & Eastern Ave

MLS#: E12564534 **PIN#:** 210760077
Legal: PT LT 85 PL D135 TORONTO PT 1-6, 64R15986; S/T & T/W CA607054; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1999 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding Gar/Gar Spcs: Built-In / 3 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.69	x 10.2	Large Window	Pot Lights	W/O To Balcony
2	Dining	Main	11.81	x 9.91	W/O To Balcony	Open Concept	Pot Lights
3	Kitchen	Main	14.9	x 10.3	O/Looks Dining	Breakfast Bar	Backsplash
4	Den	Main	9.91	x 8.69	Pot Lights	Window	Separate Rm
5	Prim Bdrm	2nd	16.8	x 12.01	W/O To Balcony	W/W Closet	Skylight
6	2nd Br	2nd	21.69	x 8.69	W/W Closet	Window	Pot Lights

Client Remks: Not your carriage-era coach house. Tucked discreetly off a leafy laneway in the heart of Leslieville, this architecturally unassuming turn-of-the-millennium coach house originally constructed in 1999 reveals a striking yet humble private rear-lot residence. Behind its unassuming facade and dormered rooflines lies a mystery. A slice of the unexpected The exterior nods to its carriage house roots while concealing a bright, modernized interior. Step inside and discover a reimagined space where volume, light, and minimalism take centre stage. Crisp white walls and lofty ceilings offer a gallery-like backdrop for a curated aesthetic and an anything goes approach. Equal parts showpiece and workhorse, the kitchen wrapped in stone countertops and glossy custom cabinetry, accented by pendant lighting and polished steel finishes. A quiet Scandinavian style informs the open-concept living and dining, where its clean lines, glass enclosures, rich floors, large windows and cut-outs offer up something you don't see on the daily! Upstairs, the primary evokes a boutique hotel retreat with its serene palette, walk-through closet, and access to a secluded treetop balcony. In addition, you're bonus-ed with a studio-sized second bedroom, a huge four-piece bath with room to grow and a hallway overlooking the main floor, punctuated by four skylights and extra storage. And if that ain't enough, we've stacked your first level with a private office (or guest bedroom), extra outdoor space, a powder room, front hallway closet and separate laundry off the kitchen. Still not sold? How about the built-in garages perfect for your cars, your gear, your pottery, your art, your band..or even your in-laws. All the benefits of freehold living but without the maintenance (or those maintenance fees)! We cannot wait for you to take a whirl and to let us know what you think! Admittedly, we'll have a hard time parting ways with this laneway legend but, they say if you love something, set it free right?

Inclusions: Refrigerator, Gas Stove, Hood Fan, Dishwasher, Microwave, Wine Fridge, Clothing Washer & Dryer, Existing Light Fixtures & Window Coverings

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



41 Richard Ave Toronto Ontario M4L 1W8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,188/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$960,000 List: \$999,900 For: Sale % Dif: 96
Detached Link: N Bungalow	Fronting On: S Acreage: 30 x 110.65 Feet Irreg:	Rms: 9 Bedrooms: 2 + 2 Washrooms: 1 1x4xMain	Dir/Cross St: Richard Ave & Highfield Rd Directions: Richard Ave

MLS#: E12792932 **PIN#:** 210370236
Legal: PT LT 37-38 PL 1480 TORONTO AS IN CT953227, S/T & T/W CT953227; CITY OF TORONTO

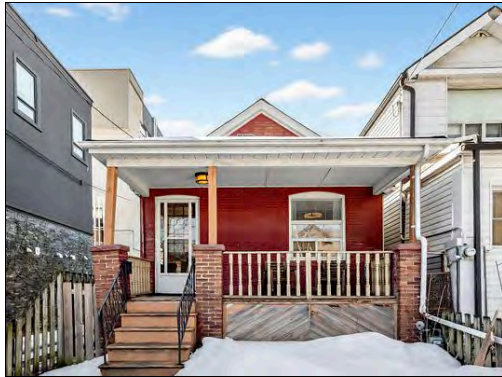
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: Year Built: 1940 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 9.28	
2	Kitchen	Main	4.99	x 4.99	
3	Dining	Main	9.97	x 11.29	
4	Prim Bdrm	Main	12.17	x 9.58	
5	Br	Main	9.97	x 10.5	
6	Br	Bsmt	18.9	x 10.27	
7	Br	Bsmt	18.9	x 10.3	
8	Utility	Bsmt	18.9	x 12.6	
9	Br	Bsmt	8.99	x 11.48	
10	Laundry	Bsmt	7.71	x 11.48	

Client Remks: Charming and full of potential! Solid 2+2 bungalow with private driveway on a 30 x 110 lot as per survey attached. The flat lot, free of large trees (but surrounded by neighboring trees), offers excellent future potential for expansion or building a larger home. Fantastic bones awaiting your personal touch. The house has been very well cared for. The main floor features a spacious living and dining area with hardwood and laminate flooring, convenient over sized front closet & a 4 piece bath. Bright kitchen complete with double sinks and some newer windows. Finished basement with separate side entrance, decent ceiling height, ceramic tile flooring, laundry room with sink. Additional highlights include updated wiring, a newer 100-amp electrical panel. Outside, enjoy beautiful landscaping in both the front and private backyard. A property filled with opportunity - move in, invest, or build your dream home! Very specific showing times only as per the seller. Listing agent must be present.

Inclusions: Fridge, stove. Front-loading Maytag washer and dryer. All elfs and window coverings. Seller would be happy to leave some of the freestanding shelves (to be arranged with the buyer).

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



12 Hastings Ave Toronto Ontario M4L 2L2 Toronto E01 South Riverdale Toronto Taxes: \$3,596.99/2025 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 54			Sold: \$1,020,000 List: \$1,099,000 For: Sale % Dif: 93
Detached Link: N Bungalow	Fronting On: W Acreage: 22.48 x 115.45 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x4xLower	Dir/Cross St: Queen & Leslie Directions: Leslieville

MLS#: E12847588	PIN#:
Legal: Pt Lt 24 Plan 324 E	

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: 6-Plex Possibility (Laneway Report) 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	Living	Main	16.08	x 9.42	Hardwood Floor
2	Dining	Main	16.08	x 9.42	Hardwood Floor
3	Kitchen	Main	14.5	x 8.69	Breakfast Area
4	Prim Bdrm	Main	11.98	x 7.22	Hardwood Floor
5	2nd Br	Main	9.51	x 8.04	Hardwood Floor
6	Living	Lower	24.28	x 10.17	Tile Floor
7	Br	Lower	12.47	x 9.19	Tile Floor
8	Laundry	Lower	17.72	x 10.17	
9	Kitchen	Lower	24.44	x 10.17	

Client Remks: Detached Brick Bungalow in Leslieville. Laneway House and up to 6--Plex Opportunity. Live or Build or Invest. Sought After **Hastings Ave.** LARGE Lot with Endless Possibilities (vacant lot at rear of property also for sale 12R Hastings E12965162). Currently a Charming, Livable/Rentable Duplex with Excellent Income Potential. Full Separate Entrance Basement Apartment. Laneway Parking. Location! Location! Location! Attention Builders and Renovators or First Time Buyers, Growing Families... *** (Laneway Report Available, 3-4-5-6-Plex Opportunity) *** (22x127ft total w 12R) Inclusions: Laneway Report Available. (Vacant back lot also for sale 12R Hastings E12965162) Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY Ph: 416-465-4545					
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203 Rhodes Ave Toronto Ontario M4L 3A2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,844/2025 For: Sale % Dif: 99 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 4		
Detached Link: N Bungalow	Fronting On: E Acreage: 30 x 110 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xBsmt
Dir/Cross St: Gerrard St E & Coxwell Ave Directions: South of Gerrard St E		

MLS#: E13171404 **PIN#:** 210380121
Legal: PT LT 32 PL 1301 TORONTO AS IN CA228537 S/T CA228537; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Metal/Side Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Subject to Right of Way Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	17.91	x 12.6	Hardwood Floor	Pot Lights	Bay Window
2	Living	Main	14.53	x 10.83	Hardwood Floor	Vaulted Ceiling	Open Concept
3	Kitchen	Main	14.99	x 7.38	O/Looks Backyard	Hardwood Floor	O/Looks Dining
4	Prim Bdrm	Main	15.72	x 8.99	Large Closet	Bay Window	Hardwood Floor
5	2nd Br	Main	12.4	x 8.07	Hardwood Floor	Pocket Doors	Window
6	Rec	Bsmt	13.75	x 12.63	B/I Closet	Vinyl Floor	Pot Lights
7	Office	Bsmt	13.42	x 10.86	Window	Vinyl Floor	
8	3rd Br	Bsmt	13.42	x 19.52	Vinyl Floor	Combined W/Laundry	

Client Remks: Charming Edwardian cottage curb appeal meets a surprisingly spacious, renovated 2+1 bedroom bungalow with a soaring 12-ft ceilings in a rear addition that floods the home with natural light. Inside, the generous dining room is designed for memorable gatherings, with room to linger long after dinner. A sunny bay-window nook creates the perfect home-office perch overlooking the pretty tree-lined street. The breathtaking living room and kitchen combo offers incredible volume and warmth, with ample space to relax in front of your big-screen TV. The kitchen features full-height cabinetry, a breakfast bar, and a bright, inviting atmosphere. A beautifully spa-inspired bathroom serves the main level. The serene primary bedroom includes a beautiful bay window and wall-to-wall closets, while the second bedroom features stylish pocket doors. A large rear entry provides the opportunity to create a separate entrance to the basement, which already includes a rough-in for a kitchenette (water and 220 plug). The lower level offers a spacious rec room with built-in bookshelves, pot lights, vinyl floors, a 3-piece bath, kids' play zone, a second home-office nook, laundry, and space for an additional bedroom. Outside, enjoy two stone patios, green space, and a garden shed-perfect for kids, pets or entertaining. A rare 3-car private driveway ensures parking is always easy. Set between the vibrant shops and trendy restaurants of Gerrard St. and Queen St., this home sits in one of Toronto's most sought-after neighbourhoods. Walk to Greenwood Park, stroll to the lake, and enjoy transit at your door with quick access to major highways. On a 30-ft lot with potential to build up or expand, this is a unique opportunity to live, grow, and invest in the heart of Leslieville.

Inclusions: Fridge, gas cooktop, wall oven, dishwasher, washer & dryer, curtain rods, All ELFs, Furnace & AC

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



22 Coady Ave Toronto Ontario M4M 2Y8 Toronto E01 South Riverdale Toronto Taxes: \$6,191/2025 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,200,000 List: \$999,000 For: Sale % Dif: 120
Detached Link: N 2-Storey	Fronting On: E Acreage: < .50 23.67 x 80 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x4xBsmt	Dir/Cross St: Queen St E / Coady Ave Directions: Queen St E / Coady Ave

MLS#: E13240812	PIN#: 210510149
Assignment: No	Fractional Ownership: No
Legal: 423E PT LOT 19 PT LOT 20	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Other	Zoning: R(d0.6*809) Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.86	x 17.49	
2	Living	Main	10.7	x 13.88	Hardwood Floor
3	Kitchen	Main	7.68	x 15.91	Eat-In Kitchen
4	Dining	Main	10.83	x 14.11	Bay Window
5	Prim Bdrm	2nd	10.07	x 13.88	Closet
6	2nd Br	2nd	8.46	x 13.88	Closet
7	3rd Br	2nd	9.81	x 9.32	Closet
8	4th Br	2nd	8.69	x 11.19	Closet
9	Utility	Bsmt	18.83	x 30.12	Unfinished

Client Remks: An exceptional opportunity to put down roots in one of Toronto's most sought-after neighbourhoods, Leslieville, on a premier street just steps from Queen Street East. Rarely offered and meticulously maintained, this solid detached brick home features 4 bedrooms, 2 bathrooms, and a separate rear entrance to the lower level. Situated on a desirable lot with a generous backyard, the home has a solid foundation, dry basement, and significant electrical and plumbing upgrades already completed. The existing attic presents an exciting opportunity to expand into a 2-storey home, adding a third-floor retreat ideal as a primary suite, home office, or family room. Whether renovating now or securing a prime asset for future appreciation, this is a rare offering with exceptional potential. Coady Avenue is known for its strong sense of community, highlighted by its beloved annual fall street party. Enjoy an exceptional Leslieville lifestyle just steps from the cafes, restaurants, boutiques, and local shops along Queen Street East. Outdoor enthusiasts will love the proximity to Leslie Grove Park, Greenwood Park (with its off-leash dog area), Tommy Thompson Park, and the Leslieville Farmers' Market. Additional amenities include the Jones Library, Jimmy Simpson and Matty Eckler Community Centres, the iconic History concert venue, and highly regarded schools including Bruce Public School and Riverdale Collegiate Institute. Commuting is effortless with 24-hour Queen streetcar service offering direct access to Downtown Toronto and the Beaches.. Walk Score 92, Bike Score 89, Transit Score 92. Daily errands and city adventures are easily accomplished without a car. Permit parking available on three streets, including Mallon Avenue. The perfect balance of vibrant urban living and close-knit community warmth.

Inclusions: All ELF's, window coverings, fridge, stove, range hood, washer
Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-637-8000



55 Rhodes Ave Toronto Ontario M4L 2Z8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,221/2025 For: Sale % Dif: 112 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 7		
Detached Link: N 2-Storey	Fronting On: E Acreage: 16 x 110 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd
Dir/Cross St: Queen And Coxwell Directions: Queen and Coxwell		

MLS#: E13057220 **PIN#:** 210390387
Legal: Pt Lt 9 Pl 1301 Toronto As In Ca763733; City Of To

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Shingles Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster / Vinyl Siding Gar/Gar Spcs: Other / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.51	x 11.15	Hardwood Floor
2	Dining	Main	20.51	x 11.15	Hardwood Floor
3	Kitchen	Main	15.03	x 11.29	Hardwood Floor
4	Prim Bdrm	2nd	11.52	x 11.29	Hardwood Floor
5	2nd Br	2nd	11.29	x 9.19	Hardwood Floor
6	3rd Br	2nd	10.3	x 7.61	Hardwood Floor
7	Laundry	Bsmt	6.3	x 6.3	Tile Floor
8	Rec	Bsmt	9.71	x 13.09	Laminate

Client Remks: Set on a quiet, one-way stretch of Rhodes Avenue, this fully updated detached home sits at the sweet spot between Leslieville and The Beach - one of Toronto's most walkable and sought-after neighbourhoods. The home offers exceptional functionality and charm, featuring a rare private front legal parking space and a beautifully designed backyard ideal for both entertaining and everyday living. Backyard includes a private, fully fenced backyard with a stone patio (2017), spacious landscaped lawn and a gas BBQ line. Inside, the thoughtfully updated layout offers 3 bedrooms and a bright, open-concept main floor, fully renovated in 2023. Designed for modern living, the main level also includes a convenient powder room, a rare and valuable feature for homes in the area. Upstairs, the primary bathroom is elevated with heated floors, adding an everyday touch of comfort and luxury. The finished lower level adds exceptional versatility with space for a home office, rec room or fitness space, with ceiling heights not typical for the area. The location speaks for itself. Steps to Greenwood Park, the Beach, and Leslieville's vibrant mix of cafes, restaurants, and boutique shops. Enjoy outstanding walkability and seamless access to transit, making commuting and city living effortless. The Gardiner Expressway, Lake Shore Boulevard, and DVP are all just minutes away for convenient travel beyond the core. Adding to the appeal, the neighbourhood continues to evolve with exciting new developments just steps away including History, Toronto's newest live entertainment venue, and Altea Active Club, expected to arrive in 2028, further enhancing the area's lifestyle offerings. A rare opportunity to own a move-in ready home on one of East Toronto's most charming streets.

Inclusions: Stainless steel fridge, stove, dishwasher, plus washer/dryer, all window coverings, and existing light fixtures, Ikea PAX system in Master, Media cabinet on main, negotiable patio furniture.

Listing Contracted With: ROYAL LEPAGE REALTY PLUS **Ph:** 905-828-6550



248 Ashdale Ave Toronto Ontario M4L 2Y9 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,250,000 List: \$1,349,000
Taxes: \$7,586.12/2025 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 42	For: Sale % Dif: 93	
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 114 Feet Irreg:	Rms: 6 + 5 Bedrooms: 3 + 3 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x3xBsmt, 1x2xMain
Dir/Cross St: Gerrard & Coxwell Directions: Gerrard & Coxwell		

MLS#: E12951294 Legal: Plan 1428 Pt Lot 12	PIN#: 210380381
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Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Apx Sqft: 2000-2500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Interior Feat: Other	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	9.35	x 13.19	
2	Dining	Ground	10.27	x 14.44	
3	Kitchen	Ground	7.55	x 20.96	
4	Foyer	Ground	7.55	x 8.07	
5	Prim Bdrm	2nd	12.83	x 22.08	
6	2nd Br	2nd	8.17	x 10.66	
7	3rd Br	2nd	8.6	x 13.91	
8	4th Br	Bsmt	7.97	x 11.98	
9	Living	Bsmt	8.79	x 8.01	Combined W/Dining
10	Kitchen	Bsmt	9.28	x 11.19	
11	Br	Bsmt	7.78	x 14.37	

Client Remks: Welcome to 248 Ashdale Ave, perfectly located in the heart of Leslieville. This detached two-storey home sits on a generous 25 x 114 ft lot, offering the space so many buyers are searching for. Featuring 3+3 spacious bedrooms and 4 bathrooms, including a highly desirable main-floor powder room, this home is ideal for families and entertaining alike. The open-concept main floor showcases hardwood floors and a family-sized kitchen with walk-out to an oversized, fully fenced, and private backyard-perfect for gardening, kids at play, or simply relaxing outdoors. The fully finished basement provides additional living space and an extra bedroom, ideal for guests or extended family. Bathed in natural sunlight from front to back, this home shows beautifully-warm, inviting, and completely turn-key. A rare opportunity to enjoy Leslieville living at its best.

Inclusions: All permanently affixed fixtures are included. Seller provides no representations or warranties. Property sold in "as is, where is" condition. Sale conducted under Power of Sale.

Listing Contracted With: CML REAL ESTATE INC. Ph: 888-465-9229



129 Woodfield Rd		Sold: \$1,250,000
Toronto Ontario M4L 2W5		List: \$1,229,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$6,297/2025	For: Sale	% Dif: 102
Sold Date: 06/15/2026		
SPIS: No	Last Status: SLD	DOM: 5
Detached	Fronting On: E	Rms: 6 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	29.83 x 85 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x3xLower
Dir/Cross St: Woodfield/Dundas St Directions: Woodfield/Dundas St		

MLS#: E13427894 **PIN#:** 210390035
Legal: PT LT 12-13 PL 1332 TORONTO AS IN ET90182; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: None	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	Foyer	Main	11.12	x 4.4	Tile Floor	W/O To Porch	Closet
2	Living	Main	13.35	x 11.78	Hardwood Floor	Large Window	
3	Dining	Main	10.01	x 8.1	Hardwood Floor	Open Concept	Combined W/Kitchen
4	Kitchen	Main	11.38	x 8.53	Stainless Steel Appl	Stone Counter	
5	Breakfast	Main	6.14	x 8.92	Large Window	W/O To Deck	
6	Laundry	Main	10.3	x 5.45	2 Pc Bath		
7	Prim Bdrm	2nd	13.45	x 11.68	Hardwood Floor	Large Closet	W/O To Balcony
8	2nd Br	2nd	10.24	x 8.4	Hardwood Floor	Closet	Window
9	3rd Br	2nd	11.58	x 8.27	Hardwood Floor	Window	
10	Family	Lower	17.39	x 15.16	3 Pc Bath		
11	Br	Lower	9.45	x 9.65			

Client Remks: This home feels like breezy summer daze where the warmth shines upon your face and the cool comfort of home embraces you. This charming detached Leslieville home offers the kind of family-friendly lifestyle buyers are always searching for. Here, children can walk to school, neighbours know each other by name, and weekends are spent exploring some of Toronto's most beloved east-end amenities. Offering 3 bedrooms, 3 bathrooms, on a main floor powder room with a rarely found private drive & detached garage. This welcoming home blends character, functionality, and everyday convenience. The open-concept kitchen & dining area create a natural gathering place for family and friends, while the bright breakfast area walks out to a spacious deck perfect for summer entertaining. Upstairs, the king-sized primary bedroom features a private balcony retreat, and the versatile lower-level office/bedroom provides the flexibility needed for working from home, hosting guests, or accommodating a growing family. Main floor laundry adds an extra layer of convenience to daily living. Situated on a quiet one-way street. Rarely offered in the neighbourhood, the private driveway and detached garage provide parking for up to four vehicles-where can you find that in Leslieville. Beyond the front door, the location truly shines. Duke of Connaught Public School (JK-Grade 8) is just steps away, with Riverdale Collegiate Institute, daycares, community centres, and parks all nearby. Walk to the Beach, browse the Greenwood Park Farmers' Market every Sunday, enjoy local bike lanes, the dog park, skating rink, pool, and recreation facilities, or hop on the nearby Queen streetcar for an easy commute downtown. Surrounded by cafes, restaurants, shops, and green spaces, this is more than just a home-it's an opportunity to become part of one of Toronto's most connected and sought-after communities.

Inclusions: Fridge, Stove, dishwasher, washer, dryer, microwave, electric light fixtures, window coverings
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY Ph: 416-465-4545



51 Alton Ave Toronto Ontario M4L 2M3 Toronto E01 South Riverdale Toronto		Sold: \$1,381,108 List: \$1,199,900
Taxes: \$7,028/2025	For: Sale	% Dif: 115
Sold Date: 03/13/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached Link: N Bungalow	Fronting On: E Acreage: 40 x 108.67 Feet Irreg:	Rms: 11 Bedrooms: 3 Washrooms: 2 1x4xMain, 1x4xBsmt
Dir/Cross St: Alton & Queen Directions: Alton Ave, North of Queen St E		

MLS#: E12870198		PIN#: 210410048
Legal: PCL 44-1 SEC M381; LT 44 PL M381 TORONTO; TORONTO , CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	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

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Prime Leslieville 40 foot wide lot with a private drive just south of Greenwood park! Perfect for multi-unit or severing to build two homes! Currently, the property has a large 3 Bedroom solid-brick bungalow w/ brick addition and a 2-car block garage. This property backs onto green space and is steps from trendy Queen Street East! Tremendous potential! Beautiful street with many mature trees and charming homes. Convenient, highly walkable, in-demand location close to parks, schools, restaurants, groceries, and transit. Inclusions: Fridge, stove, microwave, washer & dryer, all elfs & window coverings.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-465-7850					



158 Woodfield Rd Toronto Ontario M4L 2W7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,268.93/2026 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,382,000 List: \$999,900 For: Sale % Dif: 138
Detached Link: N 2-Storey	Fronting On: W Acreage: 27.2 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dundas & Greenwood Directions: South on Woodfield from Gerrard St

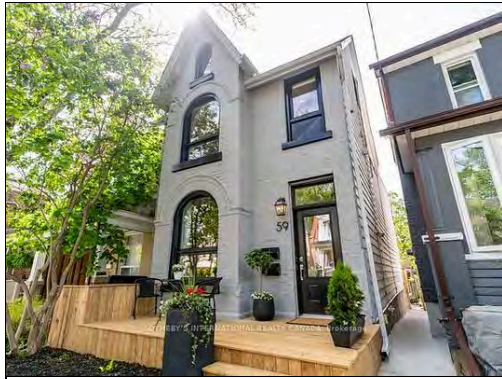
MLS#: E13123632 **PIN#:** 210370440
Legal: PT LT 69 PL 1332 TORONTO AS IN CA787261; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability, On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.74	x 11.91	
2	Dining	Main	9.42	x 12.93	
3	Kitchen	Main	10.5	x 15.09	
4	Prim Bdrm	2nd	14.4	x 13.16	
5	2nd Br	2nd	9.58	x 11.75	
6	3rd Br	2nd	10.5	x 8.92	
7	Rec	Bsmt	13.09	x 14.76	
8	Office	Bsmt	7.51	x 8.66	

Client Remks: Nestled on a charming, tree-lined street in the heart of Greenwood-Coxwell, this detached two-storey home offers the perfect blend of warmth, character and city living in one of Toronto's most sought-after east-end neighbourhoods. Featuring 3 bedrooms, 2 bathrooms and private parking, this home is ideal for families and professionals alike. The main floor offers bright and inviting living spaces along with a renovated kitchen, generous storage and a functional layout perfect for both, everyday living and entertaining. Step outside into a beautiful backyard retreat designed for relaxing and hosting. Enjoy a spacious deck, multiple sitting areas, lush gardens, a large storage shed and a BBQ with a natural gas hookup - creating the perfect outdoor extension of the home. The basement features high ceilings and a separate entrance, offering excellent additional living space and flexibility. An enclosed front porch adds even more charm and practicality to the home. Located just minutes from the Gerrard India Bazaar, Leslieville and the Beaches, you'll be surrounded by some of Toronto's best cafes, restaurants, shops, parks and community amenities, all while enjoying the feel of a quiet residential neighbourhood with easy access to transit and downtown. A wonderful opportunity to own a detached home with parking in one of Toronto's most vibrant and connected communities.

Inclusions: Fridge, Stove, B/I Dishwasher, Washer & Dryer
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



59 Austin Ave Toronto Ontario M4M 1V7 Toronto E01 South Riverdale Toronto Taxes: \$7,714/2025 Sold Date: 03/25/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$1,499,999 List: \$1,688,000 For: Sale % Dif: 89
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 19.5 x 102.58 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 3 2x4, 1x3	Dir/Cross St: Pape and Dundas Directions: south of Gerrard St E, west of Jones Ave

MLS#: E12839492 **PIN#:** 210500319
Legal: PT LT 16 PL 549 CITY EAST AS IN CA628347; S/T & T/W CA628347; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1895 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Guest Accommodations, In-Law Capability, Primary Bedroom - Main Floor, Water Heater, Carpet Free, Accessory Apartment	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 13.85	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	13.91	x 13.85	Open Concept	Combined W/Kitchen	Pot Lights
3	Kitchen	Main	12.24	x 11.42	Stainless Steel Appl	Open Concept	Large Window
4	Br	Main	11.75	x 11.32	W/O To Deck	Closet	4 Pc Bath
5	Kitchen	2nd	13.09	x 7.84	Hardwood Floor	Centre Island	Stainless Steel Appl
6	Dining	2nd	14.83	x 8.83	Open Concept	Hardwood Floor	Large Window
7	Br	2nd	10.66	x 10.01	Hardwood Floor	Closet	Large Window
8	Br	2nd	12.4	x 11.19	Hardwood Floor	Double Closet	Large Window
9	Family	3rd	21.92	x 16.67	Hardwood Floor	Skylight	Vaulted Ceiling
10	Living	Lower	19.91	x 10.07	Open Concept	Tile Floor	Pot Lights
11	Kitchen	Lower	13.32	x 5.84	Modern Kitchen	Open Concept	Pot Lights
12	Br	Lower	13.68	x 11.19	Window	Closet	4 Pc Bath

Client Remks: Beautifully renovated detached Victorian triplex on one of Leslieville's most sought-after streets. This exceptional property offers endless possibilities-live in, rent out, or easily convert to a single-family home with an income suite. Featuring three self-contained units, each with new kitchens and bathrooms, this home blends classic character with modern comfort. The main floor is vacant and move-in ready, the basement is leased until April 2026, and the third floor is leased until June 30, providing immediate income potential. High ceilings and large windows fill every level with natural light. Numerous upgrades include a new furnace, new windows, new appliances, new decks, and updated landscaping. Private two-car laneway parking adds convenience and value. Currently operated as a successful triplex or Airbnb, this property offers strong returns and long-term appreciation. Prime location just steps to the new Ontario Line subway station, Queen Street East's vibrant restaurants, shops, and cafes, multiple parks, and only minutes to the Danforth and The Beaches. A rare opportunity in one of Toronto's most desirable neighborhoods-perfect for investors, multi-generational living, or end-users seeking flexibility and style.

Inclusions: All existing appliances, all electric light fixtures. Some Furnishing Negotiable (Not belonging to the tenants) Hot Water Tank is rental (\$53.80/Month) Fireplace 'as is' Wett Inspection Required.

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



71 Ashdale Ave Toronto Ontario M4L 2Y6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,081/2025 For: Sale % Dif: 101 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,500,000 List: \$1,489,000
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 120.92 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x3xBsmt, 1x2xMain Dir/Cross St: Coxwell and Dundas Directions: One way south from Dundas	

MLS#: E12835428 **PIN#:** 210390456
Legal: PT LT 10 PL 1327

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Electric Car Charger, Fenced Yard, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Carpet Free	Zoning: residential Cable TV: Gas: Municipal 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	15.88	x 10.4	Hardwood Floor	B/I Shelves	Pot Lights
2	Dining	Main	12.96	x 12.27	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	15.94	x 15.88	Centre Island	W/O To Yard	2 Pc Bath
4	Prim Bdrm	2nd	14.96	x 13.12	Hardwood Floor	W/W Closet	Bay Window
5	2nd Br	2nd	11.29	x 9.48	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	13.58	x 10.17	Hardwood Floor	W/W Closet	W/O To Deck
7	Rec	Bsmt	14.8	x 13.88	Porcelain Floor	Pot Lights	Combined W/Laundry
8	4th Br	Bsmt	13.58	x 11.68	Porcelain Floor	Pot Lights	3 Pc Bath

Client Remks: Welcome to 71 Ashdale Ave in the heart of Leslieville. This thoughtfully designed Detached 2 Storey home is set on a generous 25 x 120 ft lot, offering the space so many of you are searching for. Featuring 3+1 spacious bedrooms, 3 bathrooms (including a coveted main floor powder room). A fully finished basement with an additional bedroom for guests. The open concept main floor features hardwood floors , high ceilings and a modern family size kitchen with centre island, stainless steel appliances and granite countertops. Walk out to an oversized fully fenced and private backyard with plenty of room to garden, room for kids to run, room to breathe. Add in a rare private driveway for 3 cars(yes, three) and you've just checked every box. This home is bathed in natural sunlight from front to back, this home shows beautifully. It's warm. It's turn-key. Leslieville living at its best.

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave/range, washer and dryer, GB&E, CAC, electric light fixtures

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



11 Austin Ave Toronto Ontario M4M 1V7 Toronto E01 South Riverdale Toronto Taxes: \$7,804.80/2025 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,523,000 List: \$1,379,000 For: Sale % Dif: 111
Detached Link: N Bungalow	Fronting On: S Acreage: 23 x 115.85 Feet Irreg: Widens to 44.98	Rms: 7 + 4 Bedrooms: 3 + 2 Washrooms: 2 1x4xMain, 1x3xBsmt	Dir/Cross St: Gerrard St E & Pape Ave Directions: South of Gerrard St E

MLS#: E12922872 **PIN#:** 210500344
Legal: PT LT 7 PL 549 CITY EAST AS IN CA740451; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1951 Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	Combined W/Laundry B/I Desk	
2	Living	Main	13.42	x 10.89	Hardwood Floor	Picture Window	Open Concept
3	Dining	Main	10.79	x 9.42	Open Concept	Hardwood Floor	Picture Window
4	Kitchen	Main	13.85	x 9.42	Renovated	Stainless Steel Appl	Open Concept
5	Sunroom	Main	15.32	x 6.79	Slate Flooring	Skylight	Double Closet
6	Prim Bdrm	In Betwn	12.96	x 11.45	Hardwood Floor	Double Closet	O/Looks Backyard
7	2nd Br	Main	9.12	x 8.99	Hardwood Floor	West View	West View
8	3rd Br	Upper	10.01	x 10.2	W/I Closet	Hardwood Floor	Sw View
9	Rec	Bsmt	12.37	x 8.83	Laminate	Open Concept	Above Grade Window
10	Kitchen	Bsmt	10.93	x 9.12	Renovated	Breakfast Bar	Stainless Steel Appl
11	Br	Bsmt	10.37	x 8.89	Laminate	Above Grade Window	Closet
12	2nd Br	Bsmt	8.76	x 10.93	Laminate	Closet	Above Grade Window

Client Remks: This deceptively spacious and beautifully renovated 3-bedroom bungalow offers far more than meets the eye, featuring a glorious 2-bedroom in-law suite, a dream-worthy double-car garage, and a magnificent L-shaped lot that widens to 44 feet, with exciting laneway potential (see report). A practical separate foyer with an entrance closet and built-in desk leads into a fantastic open-concept living, dining, and kitchen area, all finished with hardwood floors. The living room easily accommodates a 10-foot sectional and a big-screen TV, while the chef's kitchen impresses with modern flat-front cabinetry, Caesarstone counters, a breakfast bar, a herringbone backsplash, and a gas range. A stunning sunroom addition with vaulted ceilings, warm slate floors, a skylight, a wall of windows, double closets and a sliding door-overlooks the fully fenced, south-facing, landscaped backyard, creating the perfect spot for a home office, mudroom, or extra pantry space. The king-size primary bedroom includes a double closet, and the charming loft-style second bedroom offers a large walk-in closet. The renovated, spa-inspired main bathroom & laundry area completes the upper level with style. The bright, finished basement features high ceilings, blonde laminate floors, a separate entrance, a second laundry set, a renovated bathroom, and incredible flexibility: use it as a 2-bedroom nanny suite, or an expansive rec room, or a combination of living, working, and entertaining spaces, complete with a great bar area. With its rare double-car garage, generous lot, with an option for extra parking by way of the gate at the side of the yard, this exceptional detached home sits in the heart of beloved Leslieville and truly stands out as a remarkable opportunity.

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 washers & 2 dryers. All ELFs. All blinds. Furnace (2026) & AC, electric garage door and remote
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD, Ph: 416-699-2992



54 Sproat Ave		Sold: \$1,638,000	
Toronto Ontario M4M 1W4		List: \$1,389,000	
Toronto E01 South Riverdale Toronto			
Taxes: \$5,421.89/2025		For: Sale	% Dif: 118
Sold Date: 06/02/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Detached	Fronting On: N	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 93 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2x2nd, 1x3xBsmt	
Dir/Cross St: Gerrard St E & Greenwood Ave		Directions: North of Dundas St E	

MLS#: E13209332 **PIN#:** 210430026

Legal: LT 11 PL 305E TORONTO; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Street Only	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Public Transit, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: None	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.09	x 12.27	Double Closet	South View	Tile Floor
2	Living	Main	12.37	x 15.26	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	11.88	x 9.19	Picture Window	Pot Lights	Hardwood Floor
4	Kitchen	Main	13.39	x 15.06	Pantry	Centre Island	Pot Lights
5	Prim Bdrm	2nd	12.27	x 13.45	2 Pc Ensuite	Balcony	Double Closet
6	2nd Br	2nd	13.06	x 9.38	Hardwood Floor	Double Closet	Pot Lights
7	3rd Br	2nd	13.29	x 9.38	Hardwood Floor	Double Closet	Pot Lights
8	Rec	Bsmt	17.68	x 14.24	Vinyl Floor	Pot Lights	3 Pc Bath
9	Office	Bsmt	10.5	x 5.35	Vinyl Floor	Combined W/Laundry	Walk-Out
10	Mudroom	Bsmt	5.58	x 8.69	Tile Floor	W/O To Yard	Laundry Sink

Client Remks: A true Leslieville showstopper - this detached 3-bed, 3-bath home has been rebuilt back to the studs with a design-forward aesthetic and sleek, modern vibes throughout. Striking curb appeal sets the tone with an integrated front porch, cedar and farmhouse accents, and a dreamy second-floor deck overlooking lush green space. Inside, a practical mudroom with a double closet leads into an airy open-concept layout defined by arched feature walls, pot lights, stylish vertical baluster railings, and engineered flooring. The living room offers generous seating, while the intimate dining area sits perfectly framed between the arches. The contemporary kitchen is a knockout with slim-line shaker cabinetry, a centre island, and endless counter and storage space. Upstairs, the king-size primary with double closet, ensuite and walk-out to your private south-facing sundeck is complemented by two more delightful bedrooms also with double closets and a gorgeous main bathroom. The fully underpinned, high-ceilinged basement features a sectional-worthy rec room, another luxurious bathroom, laundry area, a separate entrance, potential for a kitchenette and exceptional flexibility. The backyard delivers effortless outdoor living with space to dine, lounge, and play, plus a generous storage shed for all the extras. See the virtual tour to view the massive attic space waiting to be developed or for amazing storage, accessed via pulldown staircase in the upper hall! This one is pure Leslieville magic.

Inclusions: Fridge, stove, dishwasher, washer & dryer. All ELFs. Furnace, AC & Hot Water Tank.

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



117A Pape Ave Toronto Ontario M4M 2V7 Toronto E01 South Riverdale Toronto Taxes: \$8,095.13/2026 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,650,000 List: \$1,499,900 For: Sale % Dif: 110
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25.5 x 75 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 2 1x3x2nd, 1x4xLower	
Dir/Cross St: Pape North Of Queen St E Directions: Siri, take me to 117A Pape Ave in Toronto			

MLS#: E13237828 **PIN#:** 210570308
Legal: PT LT 3 PL 96 TORONTO AS IN CA609953; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1892 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Carport / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck Interior Feat: Other	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 13.68	Crown Moulding	Fireplace	Hardwood Floor
2	Dining	Main	10.37	x 12.89	Large Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	12.5	x 15.68	Centre Island	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	2nd	16.57	x 12.99	Ceiling Fan	Closet	Large Window
5	Br	2nd	10.6	x 11.98	Hardwood Floor	Closet	
6	Br	2nd	12.5	x 9.09	Large Window	Broadloom	
7	Br	3rd	16.57	x 19.69	Window		
8	Br	Lower	12.5	x 13.09	Fireplace	Pot Lights	Laminate
9	Rec	Lower	16.57	x 10.07	B/I Shelves	Pot Lights	Laminate

Client Remks: A Rare Victorian Detached in the Heart of Leslieville. Rich in character, beautifully maintained, and filled with natural light, this exceptional 2.5-storey home offers the perfect blend of timeless architecture and modern family living. Set behind a charming front garden on one of Leslieville's most sought-after streets, the home features over 2,600 sq. ft. of finished living space with 4 generous bedrooms, soaring ceilings, and an inviting layout designed for both everyday life and effortless entertaining. The spacious main floor offers elegant principal rooms, oversized windows, and a beautifully appointed kitchen with granite countertops, a large centre island, abundant cabinetry, and a walkout to the private backyard oasis. Whether hosting summer gatherings on the deck, enjoying quiet mornings with coffee, or watching children play in the fully fenced yard, this home delivers the lifestyle today's families are searching for. Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home offices, and guest space, while the finished lower level offers valuable additional living space with another bedroom and bathroom and the other area is perfect for a recreation room, media lounge, gym, or playroom. Beyond the front door, discover everything that makes Leslieville one of Toronto's most beloved neighbourhoods. Enjoy a short stroll to Queen Street East's vibrant cafes, Bobette & Belle, a variety of restaurants, boutiques, parks, schools, community amenities, and convenient transit options. Rarely does a detached Victorian of this scale and character become available in such a coveted location. A truly special opportunity to own a piece of South Riverdale architectural charm while enjoying the comfort, space, and convenience of modern city living and bonus...a covered parking spot! (they park their 2nd car tandem to garage with no issue!)

Inclusions: Existing Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures and Window Coverings, wall AC/Heat unit on loft level

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545



14 Galt Ave		Sold: \$1,660,000
Toronto Ontario M4M 2Z1		List: \$1,699,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,892.36/2025	For: Sale	% Dif: 98
Sold Date: 03/01/2026		
SPIS: No	Last Status: SLD	DOM: 2
Detached	Fronting On: W	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4 + 1
3-Storey	21 x 100 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Dundas St E & Jones Ave		Directions: Dundas and Jones

MLS#: E12827968 **PIN#:** 210500074
Legal: PCL 9-1 SEC M324; LT 9 W/S GALT AV PL M324 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1910 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Paved Yard, Porch Interior Feat: Built-In Oven, Countertop Range, In-Law Capability, Storage Area Lockers, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Fence - Partial Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.3	x 12.34	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	15.45	x 11.94	Hardwood Floor	Combined W/Living	Bay Window
3	Kitchen	Main	15.35	x 11.91	Slate Flooring	Centre Island	W/O To Deck
4	2nd Br	2nd	12.93	x 12.2	Hardwood Floor	Double Closet	Bay Window
5	3rd Br	2nd	10.2	x 10.2	Hardwood Floor	Double Closet	Window
6	4th Br	2nd	9.25	x 11.65	Hardwood Floor	Closet	Window
7	Prim Bdrm	3rd	15.68	x 23.79	Open Concept	Double Closet	W/O To Sundeck
8	Rec	Bsmt	14.57	x 14.8	Broadloom	Pot Lights	3 Pc Bath
9	Laundry	Bsmt	14.53	x 20.28	W/O To Yard	Above Grade Window	Concrete Floor

Client Remks: This charming three-storey detached home is tucked into one of Leslieville's best-kept secrets: Galt Avenue... a quiet, beautifully tree-lined, family-friendly street with great neighbours. It has classic Leslieville curb appeal with its red brick, bay windows and welcoming front porch, offering comfort, flexibility, and a layout that truly works. The spacious open-concept main floor provides practical living and dining room areas highlighted by a massive chef's kitchen and large centre island, plus the ever-coveted main-floor powder room. The large third-floor primary retreat features 13-foot vaulted ceilings, ample natural light and a walk-out to a private sundeck with breathtaking skyline CN Tower and sunset views. The second floor offers three additional generous sized bedrooms and a beautifully finished main bath. The walk-out basement offers flexibility as a bedroom, recreation room or home office/gym, complete with a three-piece bath, great storage, and a large laundry room. The backyard patio provides outdoor space for grilling, relaxation and gatherings and also includes rare, rear parking for two vehicles. Perfectly situated just steps from restaurants, local shops, vibrant nightlife, parks and community amenities. Easy access to street cars, buses and the future Gerrard Ontario Line station, this home is well-located within 10-15 minutes of downtown and The Beaches.

Inclusions: All existing stainless steel appliances including wall oven, microwave, fridge, dishwasher. Cook top, range hood. Kitchen wall cabinet. All existing light fixtures. Washer, dryer, shoe compartment at front door.

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



148 Rhodes Ave Toronto Ontario M4L 3A1 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,700,000 List: \$1,749,999
Taxes: \$6,221/2025	For: Sale	% Dif: 97
Sold Date: 03/24/2026		
SPIS: No	Last Status: SLD	DOM: 15
Detached	Fronting On: W	Rms: 9 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
3-Storey	25 x 110 Feet	Washrooms: 4
	Irreg:	1x2xMain, 2x4x2nd, 1x4xBsmt
Dir/Cross St: Rhodes/Dundas Directions: Rhodes/Dundas		

MLS#: E12863534 **PIN#:** 210380180
Legal: PT LT 103 PL 1301 TORONTO AS IN ET87457 T/W & S/T ET87457; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Public Transit, School Interior Feat: Sump Pump	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	Dining	Main	13.45	x 10.83	Open Concept	Hardwood Floor	Window
2	Kitchen	Main	13.45	x 13.78	Open Concept	Stainless Steel Appl	Hardwood Floor
3	Living	Main	11.81	x 14.76	Open Concept	Hardwood Floor	Window
4	Prim Bdrm	2nd	16.73	x 13.45	Hardwood Floor	4 Pc Ensuite	Window
5	2nd Br	2nd	10.5	x 9.51	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.17	x 8.86	Hardwood Floor	Closet	Window
7	Sitting	2nd	15.09	x 13.78	Hardwood Floor	Window	
8	Br	Bsmt	11.15	x 8.53			
9	Rec	Bsmt	39.7	x 10.83			
10	Foyer	Main	14.76	x 4.27			

Client Remks: Welcome to a Fully Renovated Leslieville Gem! Offering a total of ~2,460 sq ft of living space including the finished basement, this beautifully updated 3+1 bedroom detached home provides spacious, modern, and comfortable living in one of Toronto's most desirable neighbourhoods. Featuring 9 ft ceilings, the home offers bright principal rooms, quality finishes, and a versatile sitting room that can also serve as an additional bedroom. The renovated basement with a separate entrance is perfect for in-laws, guests, or rental potential. You'll also enjoy ample storage throughout, with all permits fully closed and available for review for complete peace of mind. The charming screened porch offers bonus living space and can be converted into a heated four-season room or kept as-is. Situated on a 25 x 110 ft lot with 2 private parking spots at the rear, this home places you in the heart of Leslieville-steps to cafes, boutique shops, parks, transit, and top-rated schools including George Etienne Cartier French School, Roden Alternative Public School, and Monarch Park Cl. Minutes to downtown and major expressways.

Inclusions: Dishwasher, Washer/Dryer, Stove, and Fridge
Listing Contracted With: NEW ERA REAL ESTATE **Ph:** 416-508-9929



255 Ashdale Ave Toronto Ontario M4L 2Y8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,073.34/2026 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,730,000 List: \$1,399,000 For: Sale % Dif: 124
Detached Link: N 2-Storey	Fronting On: E Acreage: 20 x 122 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x4xBsmt	Dir/Cross St: Coxwell & Gerrard Directions: One Way. Access off Gerrard

MLS#: E13092822 **PIN#:** 210380239
Legal: PT LT 41 PL 1327 TORONTO AS IN CA30571 EXCEPT OR50531; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.52	x 20.6	Heated Floor	2 Way Fireplace	Pot Lights
2	Dining	Main	11.78	x 17.39	Heated Floor	Open Concept	2 Way Fireplace
3	Kitchen	Main	16.01	x 15.91	Heated Floor	Quartz Counter	W/O To Deck
4	Br	2nd	7.91	x 15.35	Heated Floor	Window	Closet
5	2nd Br	2nd	6.82	x 9.51	Heated Floor	Window	Closet
6	Prim Bdrm	2nd	13.35	x 22.97	5 Pc Ensuite	Balcony	B/I Closet
7	Laundry	Bsmt	7.81	x 5.74	Heated Floor	B/I Shelves	Double Sink
8	Rec	Bsmt	14.57	x 33.89	Heated Floor	W/O To Yard	B/I Shelves

Client Remks: Welcome to the coolest house to hit the market in ages! There is nothing cookie-cutter about 255 Ashdale Ave! This spacious 3 bedroom, 4 bathroom detached home with parking sits in a dynamic, culturally abundant area of Leslieville. All 3 levels have in-floor radiant heating throughout keeping your toes warm and cozy wherever you are in the house! The main floor is super sexy with a 3 sided gas fireplace & Carrera marble surround. Elegant in the front, party in the back with the entertainer's kitchen, featuring a large centre island with built-in wine fridge & rack, 2 sinks and custom faucets, stainless steel appliances, abundant storage, an "eat-in" area to be used as best suits your needs, stylish powder room, and a walk-out to the landscaped backyard with a fire-pit area and a handy shed. Walk up the custom maple staircase with wrought iron pickets to the 2nd floor which features a primary retreat with custom wall to wall closets/shoe storage, a 5 pc ensuite with Neptune spa soaker tub big enough for two (purrrrr) and a walkout to your private terrace, 2 additional bedrooms, and an updated 4 pc bath. The walk-out basement features an enormous rec room with high ceilings, custom built-ins, a laundry area with custom tile backsplash, a wood counter and built-in shelving and another 4 pc bath. The attic area also has heated floors (currently turned off) and is engineered and roughed in for another 600 sf of living space. The home brims with edginess while maintaining functionality and warmth. See attachments for full list of updates and special features of home.

Inclusions: All appliances: Samsung Fridge (ice maker not working), Wine fridge, built-in Whirlpool oven and microwave, Whirlpool Gold stove, Bosch dishwasher, LG washer & dryer. All window coverings (custom blinds) and electric light fixtures.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



30 Coady Ave Toronto Ontario M4M 2Y8 Toronto E01 South Riverdale Toronto Taxes: \$7,028.57/2026 Sold Date: 04/26/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$1,735,000 List: \$1,799,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: < .50 23.58 x 80 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xBsmt	Dir/Cross St: Queen & Coady Directions: North of Queen

MLS#: E12940414 **PIN#:** 210510145
Vacant Land Condo: No
Legal: PT LT 17 PL 423E TORONTO AS IN CA506389; S/T & T/W CA506389; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Apx Sqft: 1500-2000 Roof: Metal, Asphalt Shingle Foundation: Brick 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: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit Exterior Feat: Deck, Patio, Privacy, Porch Interior Feat: Brick & Beam, Carpet Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 14.17	Gas Fireplace	Hardwood Floor	Open Concept
2	Dining	Main	12.6	x 8.66	Open Concept	Bay Window	Pot Lights
3	Kitchen	Main	12.99	x 9.68	Centre Island	Pantry	Stainless Steel Appl
4	2nd Br	2nd	10.76	x 14.01	Double Closet	Juliette Balcony	Hardwood Floor
5	3rd Br	2nd	14.76	x 10.07	Double Closet	Picture Window	Hardwood Floor
6	Prim Bdrm	3rd	17.32	x 19	Hardwood Floor	Skylight	Window
7	Rec	Bsmt	16.4	x 17.32	Open Concept	Pot Lights	Double Closet
8	Laundry	Bsmt	10.76	x 6	Stainless Steel Sink	Pot Lights	
9	Mudroom	Main	0	0	Window	W/O To Yard	

Client Remks: Set on coveted Coady Avenue, this wide, detached Leslieville home offers exceptional curb appeal with its inviting front porch. Thoughtfully renovated over time, this home blends character & functionality with a bright, airy interior filled with natural light & a true sense of heart & soul. The open concept main floor is designed for both everyday living & entertaining, featuring hardwood floors, custom built-ins & a cozy gas fireplace. The renovated kitchen is the heart of the home, complete with a large centre island, pantry & abundant storage-perfect for gathering with family & friends. On the 2nd floor, are 2 large bedrooms, offering a rare sense of space & comfort. The renovated bathroom is a true retreat, featuring heated floors, dual vanities, a custom glass shower & a stunning clawfoot soaker tub. The 3rd floor provides incredible flexibility-ideal as a 3rd bedroom, home office, or family room. The finished lower level has a rec room, large laundry room & a renovated bathroom with heated floors. The professionally landscaped backyard is a private oasis with mature cedar hedges, lush greenery & a patio. The garden was featured on One Garden, Two Looks, a testament to its beauty & design. Extensively upgraded, this home includes a durable metal roof, waterproofing, updated electrical, & more-offering peace of mind for years to come. Coady Avenue is known for its strong sense of community with its annual fall street party. Enjoy the best of Leslieville living with Queen Street's shops & restaurants just steps away, along with nearby green spaces including Leslie Grove Park & Greenwood Park (with off-leash area), top schools (Bruce Public School & Riverdale Collegiate Institute), the Leslieville Farmers' Market, Tommy Thompson Park, Jones Library, Jimmy Simpson & Matty Eckler community centres & the iconic History concert venue. A rare opportunity to own a beautifully renovated, light-filled family home in one of Toronto's most vibrant neighbourhoods.

Inclusions: as per Schedule C

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



199 Boulton Ave			Sold: \$1,750,000
Toronto Ontario M4M 2J8			List: \$1,549,000
Toronto E01 South Riverdale Toronto			
Taxes: \$7,284/2025		For: Sale	% Dif: 113
Sold Date: 06/08/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	20 x 100 Feet	Washrooms: 4	
	Irreg:	1x5x2nd, 1x4x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Broadview and Dundas Directions: One way south from Gerrard			

MLS#: E13221622	PIN#: 210710344	
Assignment: No	Fractional Ownership: No	Vacant Land Condo: No
Legal: PLAN 322 PT LOT 100		

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 12.37	Hardwood Floor	Open Concept	Bay Window
2	Dining	Main	14.5	x 11.22	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	14.5	x 11.22	Hardwood Floor	Modern Kitchen	O/Looks Family
4	Family	Main	12.8	x 11.29	Hardwood Floor	W/O To Yard	Pot Lights
5	Prim Bdrm	2nd	17.36	x 10.93	Hardwood Floor	5 Pc Ensuite	W/O To Sundeck
6	2nd Br	2nd	12.07	x 11.61	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.81	x 8.4	Hardwood Floor	O/Looks Backyard	W/O To Deck
8	Other	2nd	12.5	x 11.81	East View		
9	Rec	Lower	26.38	x 12.14	Broadloom	Pot Lights	3 Pc Bath
10	Laundry	Lower	11.61	x 5.28			
11	Other	Lower	7.74	x 5.48			

Client Remks: Welcome to this spectacular modern masterpiece, a rare gem in prime Leslieville. This sun-drenched Detached family home, situated on one of the neighborhood's prettiest tree-lined streets, offers an exceptional blend of luxury and comfort. With three spacious bedrooms and four luxurious spa-style bathrooms, this home is designed to impress. As you enter, you'll be greeted by an open-concept main floor that is flooded with natural light. The beautiful white oak flooring and soaring 10-foot ceilings create an inviting and airy atmosphere. A powder room on the main floor adds convenience for guests. The custom kitchen is a chef's dream, featuring sleek quartz countertops, top-of-the-line stainless steel appliances, abundant storage, and a stylish breakfast bar for casual dining. Adjacent to the kitchen, the main floor family room is a perfect gathering space, complete with floor-to-ceiling windows and French doors that open to a professionally landscaped backyard. This outdoor oasis is ideal for hosting summer dinner parties or simply relaxing in a serene setting. The second floor houses the luxurious primary suite, which boasts a stunning five-piece ensuite bathroom with double sinks, a soaking tub, and a separate shower. Wall-to-wall closets provide ample storage space, and a private treetop deck offers a tranquil spot for morning coffee. Guests will also appreciate their own private deck, perfect for enjoying breakfast while overlooking the lush backyard. The finished basement is a versatile space, ideal for cozy movie nights or a kids' playroom. With plenty of room for storage and additional living areas, it enhances the home's functionality. Living on Boulton Ave, you'll quickly become part of a close-knit community. The home is just steps from vibrant Queen Street East, where you'll find some of the best restaurants in the east end, an array of coffee shops, breweries, and more. Transit is effortless with 24-hour streetcar service and easy access to the DVP.

Inclusions: SS Fridge, SS Gas Stove, SS Dishwasher, Front Load Washer & Dryer, Gas Burner & Equipment, Central Air Conditioning.

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



24 Boulton Ave Toronto Ontario M4M 2J3 Toronto E01 South Riverdale Toronto Taxes: \$7,503/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,805,000 List: \$1,669,000 For: Sale % Dif: 108
Detached Link: N 2-Storey	Fronting On: W Acreage: 26.91 x 76 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	Dir/Cross St: Queen and Broadview Directions: South of Dundas

MLS#: E12994754 **PIN#:** 210740348
Legal: PT LT 7 PL 909 TORONTO AS IN CA355727; S/T & T/W CA355727; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick 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: 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	13.58	x 23.16	2 Pc Bath	Picture Window	Hardwood Floor
2	Dining	Main	11.32	x 16.01	Formal Rm	Window	Hardwood Floor
3	Kitchen	Main	11.25	x 16.01	Centre Island	Quartz Counter	W/O To Garden
4	Prim Bdrm	2nd	15.16	x 14.5	5 Pc Ensuite	Double	Hardwood Floor
5	Br	2nd	10.99	x 9.74	Closet	Window	Hardwood Floor
6	Br	2nd	14.57	x 13.16	Closet	Vaulted Ceiling	Hardwood Floor
7	Rec	Lower	22.08	x 13.58	3 Pc Bath	W/O To Yard	Broadloom
8	Office	Lower	5.74	x 7.35	Pot Lights	Window	Broadloom

Client Remks: 24 Boulton Avenue is a picture perfect, wide, fully detached home in the heart of Leslieville, beautifully renovated and offering a seamless blend of style, function, and everyday livability in one of the city's most dynamic neighbourhoods. The extra-large main floor is both striking and highly functional, featuring beautiful hardwood floors, oversized picture windows that fill the space with natural light, a convenient main floor powder room, and a generous family sized dining area ideal for entertaining. The layout flows effortlessly into a spacious, renovated kitchen complete with stainless steel appliances, quartz countertops, and a breakfast island, all with a walk out to the garden, creating an ideal indoor-outdoor connection. Upstairs, three well proportioned bedrooms provide comfortable family living. The spacious primary retreat features double closets and a luxurious five-piece ensuite, creating a calm and private space to unwind. The finished lower level offers exceptional versatility with a separate entrance, a bathroom, and a large family room with space to accommodate a guest bedroom, perfect for extended family, guests, or additional living space. With an exceptional 98 Walk Score, you are just steps from the vibrant energy of Queen Street East, home to some of the city's best cafes, restaurants, boutiques, and everyday conveniences. Jimmie Simpson Park feels like an extension of your backyard, offering tennis courts, a pool, a playground, a community centre, and expansive green space. Transit is exceptional, with access to three major streetcar routes including Queen, King, and Dundas, offering quick and efficient connections across the city and downtown. Commuters will also appreciate easy access to the Don Valley Parkway and Gardiner Expressway, with the future Ontario Line just steps away. A rare opportunity to own a turnkey home in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, Bathroom mirrors.

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



1549 Dundas St E Toronto Ontario M4L 1K6 Toronto E01 South Riverdale Toronto Taxes: \$9,569.37/2025 Sold Date: 02/11/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,958,000 List: \$1,699,900 For: Sale % Dif: 115
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dundas & Leslie Directions: Dundas East Greenwood

MLS#: E12755822 **PIN#:** 210420311
Legal: PT LT 10 PL 277E TORONTO AS IN CT33730 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Roof: Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster / Wood Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, In-Law Capability	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	18.57	x 13.12	Hardwood Floor	Gas Fireplace	Open Concept
2	Kitchen	Main	19.26	x 8.92	Hardwood Floor	Stainless Steel Appl	W/O To Deck
3	Breakfast	Main	19.26	x 8.01	Hardwood Floor	Large Window	Open Concept
4	Prim Bdrm	2nd	14.76	x 10.56	6 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	2nd	11.68	x 10.01	Hardwood Floor	Large Closet	Skylight
6	3rd Br	2nd	16.99	x 15.58	Hardwood Floor	Large Window	Large Closet
7	Rec	Bsmt	50.59	x 16.99			

Client Remks: Welcome to 1549 Dundas St E, Where function meets refined urban design, this modern detached 3-bed, 4-bath home with 2 car parking blends architectural sophistication, thoughtful craftsmanship, and effortless everyday living. Ideally positioned between Leslieville & Riverdale, a short drive to the Beach. Inside, 10 ft ceilings on the main and second levels create a bright, open ambience, enhanced by oversized windows and floor-to-ceiling patio doors. Oak hardwood flows throughout, and the main level includes motorized blinds for privacy. Rooftop solar panels generate electricity and can also feed power back to the grid. The open-concept main floor centres around a chef-inspired kitchen with a Wolf range, stainless steel appliances, quartz island with seating, a built-in banquette, and a cappuccino machine. The living area features a gas fireplace and a seamless walkout to the entertainer's deck with a built-in and lounge & BBQ station . A glass gate leads to a private spa retreat with a hydrotherapy hot tub, plus a backyard with space for dining and play. A motorized garage door opens to the laneway for added convenience. Upstairs, the serene primary suite offers abundant light and a private balcony. The spa-like ensuite includes a dramatic two-person glass shower with a modern soaker tub inside. The walk-in closet features custom shelving and built-ins. The second bedroom is bright with a skylight, while the third includes custom built-ins and a desk. All bedroom closets, plus the main entrance closet, include high-quality custom storage systems. The lower level offers high ceilings, a separate entrance, and a full rough-in, creating flexibility for a future income suite, gym, media room, or in-law apartment. Pot lights, modern finishes, and smart-home-ready wiring complete the home. Steps to Greenwood Park, schools, TTC, cafes, and neighbourhood favourites like Blondies Pizza. This is standout modern living in one of Toronto's most vibrant pockets.

Inclusions: Stainless Steel Appliances: Wolf Range, Kitchen Aid Double Door Bottom Freezer Fridge, Bosch Dishwasher, Built in Microwave, Built In Espresso Maker, Washer & Dryer

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



146 Ashdale Ave Toronto Ontario M4L 2Y9 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$8,483.48/2025 Sold Date: 02/27/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,975,000 List: \$1,849,000 For: Sale % Dif: 107
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 25 x 116.33 Feet Irreg:	Rms: 12 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x4xBsmt	Dir/Cross St: Dundas/Coxwell Directions: South on Ashdale off Gerrard

MLS#: E12800536 **PIN#:** 210380411
Legal: PT LT 31 PL 1332 TORONTO AS IN CA710673; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 2009 Yr Built Source: Owner Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Metal Foundation: Insulated Concrete Form Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Concrete / Other Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, ERV/HRV, Solar Owned, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	8.89	x 5.58	
2	Foyer	Main	8.6	x 5.25	Double Closet
3	Kitchen	Main	7.48	x 14.73	Hardwood Floor
4	Family	Main	9.97	x 15.09	Hardwood Floor
5	Living	Main	13.91	x 9.68	Hardwood Floor
6	Dining	Main	10.1	x 10.47	Hardwood Floor
7	Br	Main	10.14	x 10.66	Hardwood Floor
8	Powder Rm	Main	3.15	x 7.15	Hardwood Floor
9	Prim Bdrm	2nd	9.97	x 13.32	Hardwood Floor
10	Bathroom	2nd	7.15	x 9.74	Hardwood Floor
11	Br	2nd	11.52	x 9.25	Hardwood Floor
12	Br	2nd	11.52	x 7.87	Hardwood Floor
13	Bathroom	2nd	8.17	x 7.61	Hardwood Floor
14	Laundry	2nd	5.97	x 9.06	Hardwood Floor
15	Den	3rd	8.46	x 9.84	Hardwood Floor
16	Rec	Bsmt	17.49	x 12.66	Concrete Floor
17	Br	Bsmt	17.49	x 13.25	Concrete Floor
18	Bathroom	Bsmt	5.97	x 8.1	Concrete Floor
19	Pantry	Bsmt	2.89	x 11.15	
20	Workshop	Bsmt	17.49	x 8.01	Concrete Floor
21	Utility	Bsmt	6.27	x 5.71	Unfinished

Client Remks: Welcome to this custom-built eco masterpiece. A "forever home" in the truest sense. This 'house of light and air' is a stunning modern classic design, engineered with sustainable principles for longevity and durability. The soaring ceilings and abundance of windows are the first thing you will notice, but the value of the things that are harder to see also make this home special! This is no mere reno hiding old bones; It was completely rebuilt in 2009, from the foundation, up! Enjoy approx 3000 sqft of finished living space, with 3.5 bathrooms, 3 bedrooms on the 2nd floor, 1 on the main floor (currently used as an office), current 5th basement bedroom with ensuite offers in-law suite potential thanks to the walkout! The deep 12" super-efficient exterior walls use Insulated Concrete Forms (ICF's) and Concrete Hardie board siding to create a protected interior space that is comfortable, cozy and (combined with its triple-glazed fiberglass windows) VERY quiet. It is topped with a new steel roof (with 50 year warranty)! Since this roof also boasts a fully owned solar array that automatically adds credits to your hydro account, meaning your hydro costs you almost nothing! The radiant in-floor heating lets your spaces be just as cozy as you like with 15 independently adjustable heating loops. The innovative split roof design not only opens to an extra work-from-home space, but it draws in light year-round and directs it all the way down to the ground floor through the open stairwell. This passage also allows warm air to



35 Grant St Toronto Ontario M4M 2H6 Toronto E01 South Riverdale Toronto Taxes: \$8,800/2025 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$1,975,000 List: \$1,999,000 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 20 x 88 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x5x2nd, 1x3x2nd, 1x2x3rd, 1x3xBsmt, 1x2xBsmt	Dir/Cross St: Queen St E & Broadview Directions: One way headed south

MLS#: E13236532 **PIN#:** 210740146
Legal: PT LT 18 PL 731 CITY EAST AS IN CT911311; S/T INTEREST IN CT911311; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Apartment 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: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Block 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: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Canopy, Deck, Landscaped, Porch Interior Feat: Carpet Free, In-Law Suite, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 10.07	Hardwood Floor	Fireplace	Window Flr to Ceil
2	Dining	Main	18.01	x 12.99	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	12.99	x 16.01	Centre Island	B/I Appliances	W/O To Deck
4	Prim Bdrm	2nd	13.42	x 16.01	Hardwood Floor	B/I Closet	3 Pc Ensuite
5	2nd Br	2nd	11.42	x 16.01	Hardwood Floor	W/I Closet	Bay Window
6	3rd Br	3rd	16.17	x 15.42	Hardwood Floor	Skylight	Large Window
7	4th Br	3rd	14.01	x 10.17	Hardwood Floor	O/Looks Backyard	Large Window
8	Living	Bsmt	12.66	x 11.75	Open Concept	Pot Lights	3 Pc Bath
9	Kitchen	Bsmt	10.17	x 15.16	Open Concept	Backsplash	Above Grade Window
10	5th Br	Bsmt	11.25	x 12.99	Hardwood Floor	Fireplace	Window Flr to Ceil

Client Remks: The Grant finale. Your search ends here, families and lovers of this classic, storied Riverdale street! A timeless restoration of a detached Toronto, Victorian where heritage beauty and modern function collide. Lovingly restored, preserved and conscientiously updated with every modern convenience. A heart stopping main floor with grand 10 ft ceilings and exquisite plaster medallions that set an unforgettable first impression. Dramatic floor-to-ceiling windows facing east and west, this abode just sings with rich, calming, natural light throughout the day. Every possibility for storage has been utilized including a custom built-in unit at the front to stow jackets, shoes and kid clutter with walls of panelled built-in cabinetry hiding a double door fridge, an appliance garage and multiple cubbies for crafts, games, and the day to day. A fully self-contained basement suite (with heated flooring and great Air BnB reviews to boot!) which can be flexible to be a studio OR two bed/two bath private guest space. Four serene bedrooms (with oversized windows and custom closets) are thoughtfully distributed across the second and third levels, paired with three additional bathrooms and a laundry area designed to support real family living/life. This is a special one! The one worth the wait. The Grant finale. Come and get it.

Inclusions: Upper floors: Fisher & Paykel integrated fridge and oven, Bosch dishwasher, and Falmec range hood. Second floor stacked LG washer & dryer. Basement: Danby fridge, Lysan oven, Thermomate cooktop, and Ancona range hood. Stacked Blomberg washer & dryer. Backyard pagoda and all light fixtures, built-ins, closets and shelves not outlined in exclusions.

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



101 Bertmount Ave			Sold: \$2,000,000
Toronto Ontario M4M 2X8			List: \$2,299,900
Toronto E01 South Riverdale Toronto			
Taxes: \$8,936/2025		For: Sale	% Dif: 87
Sold Date: 04/28/2026			
SPIS: No	Last Status: SLD	DOM: 69	
Detached	Fronting On: W	Rms: 11 + 4	
Link: N	Acreage:	Bedrooms: 5 + 1	
2 1/2 Storey	25 x 80 Feet	Washrooms: 3	
	Irreg:	1x4xBsmt, 1x3x2nd, 1x2x3rd	
Dir/Cross St: Dundas St E and Jones Directions: One way street south from Dundas St E			

MLS#: E12805942

PIN#: 210510057

Legal: LT 22 PL 438E Toronto; City of Toronto

Kitchens: 1	Exterior: Brick	Zoning: Residential	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A	Hydro: Yes
Basement: Finished	Drive: None	Gas: Yes	Phone: A
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal	
Heat: Radiant / Gas	Tot Prk Spcs: 0	Water Supply Type:	
A/C: Central Air	UFFI: No	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat: Fireplace/Stove	Retirement: N	
Year Built: 1914	Exterior Feat: Porch	HST Applicable to: Included In	
Yr Built Source: MPAC	Interior Feat: Bar Fridge, ERV/HRV, Floor	Sale Price:	
Apx Sqft: 2000-2500	Drain, Separate Heating Controls,	Farm/Agr:	
Lot Shape: Rectangular	Storage, Upgraded Insulation, Water	Oth Struct:	
Lot Size Source: MPAC	Meter, Workbench	Survey Type: Available	
Roof: Asphalt Shingle		Spec Desig: Unknown	
Foundation: Brick, Concrete			
Assessment: 2025			
POTL Mo Fee:			
Laundry lev: Lower			

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19	x 10.83	Heated Floor	Open Concept	Gas Fireplace
2	Dining	Main	19	x 8.83	Heated Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	19	x 11.98	Heated Floor	B/I Appliances	W/O To Yard
4	2nd Br	2nd	10.66	x 10.14	Bamboo Floor		
5	3rd Br	2nd	13.85	x 9.65	Hardwood Floor		
6	4th Br	2nd	14.01	x 9.65	Bamboo Floor		
7	5th Br	2nd	12.24	x 7.61	Hardwood Floor	O/Looks Backyard	
8	Prim Bdrm	3rd	13.32	x 13.22	2 Pc Ensuite	Hardwood Floor	Juliette Balcony
9	Bathroom	2nd	9.97	x 6.99	3 Pc Bath	Separate Shower	
10	Br	Bsmt	12.24	x 9.32	B/I Closet	Ensuite Bath	Heated Floor
11	Family	Bsmt	10.76	x 10.33	Heated Floor		
12	Bathroom	Bsmt	15.55	x 8.56	4 Pc Bath	Combined W/Laundry	Heated Floor
13	Office	3rd	13.32	x 13.22	B/I Closet	Hardwood Floor	
14	Bathroom	3rd	6.99	x 3.81	2 Pc Bath		
15	Furnace	Bsmt	10.33	x 6.66	Heated Floor	Combined W/Workshop	

Client Remks: A century home in the heart of Leslieville, this beautiful, detached 5+1 bedroom dwelling was redesigned and renovated in 2010 to comfortably accommodate a large family. Inside and out, you'll sense the character and quality. A contoured natural stone walkway leads through a mature perennial garden up to a cozy and sheltered front porch. Walk through the front door and you'll immediately notice the light and space of the living area-including the heated walnut floor. The open concept kitchen and dining area feature a 6 burner/4 oven cast iron AGA stove and extensive granite countertops that make food prep and entertaining a breeze. Climbing the custom staircase to the 2nd floor, you will find 4 bedrooms, a linen closet, a 2-piece bathroom, and a separate shower room (also with a heated floor). This practical configuration helps to facilitate the family morning rush. On the third floor, skylights bathe the primary bedroom and home office with natural light. There's also a two piece ensuite and sliding doors leading to a flat roof waiting to become a private deck. A laundry chute on the third floor landing goes directly down to the basement with easy access to the washer and dryer located in the 4-piece bathroom. A dug out and benched basement offers space saving features and storage: a cozy TV cave with a built-in sofa perfect for sleepovers, a bedroom (the 6th) with a built-in bed (with storage at each end), a utility room, and a closet. The tile basement floor is heated. The back yard features a seating area under cedars and a small perennial garden. Street parking is generally plentiful. The homeowners have parked within easy distance of the house for decades. A January 2026 home inspection reports the house is in above average condition. That report and all plans, permits and invoices for major work done on the house are available upon request.



58 Winnifred Ave		Sold: \$2,015,000
Toronto Ontario M4M 2X3		List: \$1,699,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,643.50/2025	For: Sale	% Dif: 119
Sold Date: 05/25/2026		
SPIS: No	Last Status: SLD	DOM: 6
Detached	Fronting On: W	Rms: 6 + 2
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	26.5 x 95 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Queen St E and Pape Ave		Directions: Queen St E and Pape Ave

MLS#: E13143788 **PIN#:** 210560347
Legal: PT LT 41-42 PL 56E TORONTO AS IN CA720577; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O		Drive: Private	Gas:
Fireplace/Stv: N		Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air		UFFI:	Sewer:
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Interior Feat: Sump Pump	Retirement:
Year Built: 1914			HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 1100-1500			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Slate			Survey Type: None
Foundation: Brick, Concrete			Spec Desig: Unknown
Assessment: POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.86	x 14.8	Pot Lights	Open Concept
2	Dining	Main	12.37	x 10.01	Pot Lights	Open Concept
3	Kitchen	Main	15.03	x 15.78	Backsplash	Centre Island
4	Prim Bdrm	2nd	13.09	x 12.7	Double Closet	Bay Window
5	2nd Br	2nd	9.32	x 13.02	Closet	Window
6	3rd Br	2nd	14.96	x 9.84	Closet	Window
7	Rec	Bsmt	12.66	x 13.78	B/I Closet	Pot Lights
8	Br	Bsmt	7.84	x 10.96	Pot Lights	Window

Client Remks: Detached living in prime Leslieville with the space, warmth, and functionality today's buyers rarely find. Situated on a 26.5 x 95 ft lot, this 2-storey brick home offers 3+1 bedrooms, 3 bathrooms, private 2-car driveway parking, and a beautifully finished dug-down basement with walkout to the backyard. The open-concept main floor creates effortless flow for everyday living and entertaining, anchored by a bright renovated kitchen designed to gather family and friends naturally. Upstairs, spacious bedrooms offer comfort and flexibility, while the accessible attic presents future expansion potential. The lower level has been fully renovated with impressive ceiling height throughout. Complete with a large rec room, additional bedroom, 4-piece bathroom, and direct backyard walkout, it delivers exceptional versatility for growing families, guests, or work-from-home living. Outside, the private tree-lined backyard feels calm and secluded in the middle of the city, complemented by a brand new deck completed in 2025. Rare private driveway parking for 2 cars adds incredible everyday convenience in this sought-after east-end neighbourhood. Located steps to some of Leslieville's best restaurants, cafes, parks, schools, and transit. Walk to Jimmie Simpson Park, Leslie Grove Park, Queen East, and enjoy quick access downtown and to the Beaches. A thoughtfully updated family home filled with warmth, flexibility, and lasting memories.

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, fixed lighting, blinds, drapery and drapery hardware
Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD, Ph: 416-699-0303



337 Leslie St Toronto Ontario M4M 3C8 Toronto E01 South Riverdale Toronto		Sold: \$2,115,555 List: \$1,699,000
Taxes: \$7,887.75/2025	For: Sale	% Dif: 125
Sold Date: 04/08/2026		
SPIS: No	Last Status: SLD	DOM: 8
Detached Link: N 2-Storey	Fronting On: W Acreage: 23 x 135 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Gerrard & Jones Directions: Ask siri ;)		

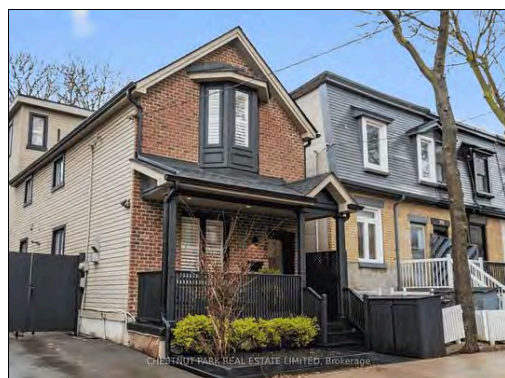
MLS#: E12939220 **PIN#:** 210430133
Legal: PT LT 10 CON 1 FTB TWP OF YORK; PT LT 3-4 PL 482E TORONTO AS IN CA742471; S/T & T/W CA742471; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.42	x 16.11	Coffered Ceiling	Open Concept	Stainless Steel Appl
2	Dining	Main	14.3	x 11.06	Coffered Ceiling	Open Concept	
3	Living	Main	35.2	x 14.76	Gas Fireplace	Coffered Ceiling	W/O To Yard
4	Prim Bdrm	2nd	18.47	x 14.6	Hardwood Floor	Closet	3 Pc Ensuite
5	2nd Br	2nd	10.47	x 11.12	Hardwood Floor	Closet	
6	3rd Br	2nd	11.35	x 8.3	Hardwood Floor	Closet	
7	Kitchen	Lower	16.77	x 6.2	Open Concept	Pot Lights	
8	Dining	Lower	16.77	x 7.97	Open Concept	Pot Lights	
9	Family	Lower	17.42	x 10.56	Open Concept	Pot Lights	
10	4th Br	Lower	11.98	x 12.43	Window	Pot Lights	

Client Remks: Why leave the neighbourhood you love? Not in Leslieville yet? You're missing out! This gorgeous detached Victorian offers over 2,500ft of beautifully finished of living space on a low traffic block of Leslie - steps to Leslieville Jr PS, Greenwood Park - with easy 2 car parking! The open concept main floor features soaring 9.5ft ceilings, is anchored by a chef's kitchen, offers a dining room that can seat 12, has the convenience of main floor powder room and provides a large main floor family room to cozy up in front of the fire or watch your favourite movies with the family. Built-ins at the rear provide a convenient mudroom for entering from the 2 car rear parking. Upstairs, your primary suite features a large closet, windows on two walls and your own ensuite bathroom along with 2 additional kids rooms and a family bathroom. The lower level is a treat - featuring 7.5ft ceilings and in floor radiant heating. The seller rented it as a 1 bedroom suite when they first bought the home but have been enjoying it as a place for the kids to play and a private place for the in-laws to visit. Riverdale CI just a block away, easy access to Greenwood Park through the back lane, a great strip of Gerrard a 2min walk away, Gerrard Square offering all your practical shopping and steps to Jones means easy access around the city at your doorstep.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-699-9292



146 Boulton Ave Toronto Ontario M4M 2J7 Toronto E01 South Riverdale Toronto Taxes: \$9,441.17/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,200,000 List: \$1,759,000 For: Sale % Dif: 125
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 26.46 x 134.87 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: Dundas + Boulton Directions: South of Allen			

MLS#: E13054298 **PIN#:** 210710289
Legal: PT LT 111 PL 322 RIVERDALE AS IN CT633192; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding 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: On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21	x 15.16	Combined W/Dining	Gas Fireplace	Hardwood Floor
2	Dining	Main	21	x 15.16	Combined W/Living	Picture Window	Hardwood Floor
3	Kitchen	Main	11.32	x 12.24	Centre Island	Stone Counter	Stainless Steel Appl
4	Family	Main	12.17	x 15.16	O/Looks Backyard	B/I Bookcase	Hardwood Floor
5	Prim Bdrm	2nd	12.4	x 12.01	Gas Fireplace	5 Pc Ensuite	His/Hers Closets
6	2nd Br	2nd	12.24	x 8.99	Closet	Window	Hardwood Floor
7	3rd Br	2nd	12.5	x 8.99	Closet	Window	Hardwood Floor
8	4th Br	3rd	10.07	x 11.32	French Doors	Closet	Window
9	Rec	Bsmt	12.5	x 13.75	Hardwood Floor	Closet	W/O To Balcony
10	5th Br	Bsmt	10.07	x 11.32	Vinyl Floor	Closet	Window

Client Remks: BUILT FOR TODAY, READY FOR TOMORROW! 146 Boulton Ave. is the kind of home that rarely comes to market in Toronto's coveted Leslieville neighbourhood. This detached home-with a 3 car private drive and set on an exceptional 134' deep lot-delivers a level of scale and outdoor living that is almost impossible to find in the city. A generous front living room with a gas fireplace flows seamlessly into the dining area, creating a natural setting for both everyday living and evening entertaining. The renovated kitchen is designed to keep up with real life, centred around a large island with ample seating and clear sightlines into the rear family room addition. The space opens through sliding doors to a west-facing backyard that truly sets this property apart. A two-tier deck, sprawling green space, hot tub, built-in planter and two storage sheds create a private outdoor retreat that feels as functional as it is impressive. Upstairs, the second floor balances family needs with a true sense of retreat. The primary suite is a standout, complete with gas fireplace, double closets, an additional walk-in closet and a spacious 5-piece ensuite. Two additional bedrooms are well-proportioned with great natural light, supported by a full family bathroom. On the third floor, a bright and versatile fourth bedroom features walk-out to a balcony overlooking the backyard-ideal for growing families, guests, or a dedicated home office. The lower level continues to deliver, with a large rec room with built-ins, fifth bedroom, full bathroom, laundry, and an exceptional amount of storage in the crawl space. A separate side entrance and stove hook-up provide the flexibility to create a fully self-contained in-law suite. Property qualifies for maximum size garden suite (1291 sq ft). Proximity to TTC + Future Ontario Line & Downtown. Enjoy a true walkable lifestyle, with the best of Queen St. and Gerrard's shops, cafes, boutiques, and restaurants just steps away.

Inclusions: See Schd C For Inclusions / Exclusions. Roof (2026), Kitchen (2026), Furnace (2020), A/C (2020), Basement Waterproofing (2020), Hot Tub & Hot Tub Enclosure (2016). Garden Suite Letter Attached

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



60 Winnifred Ave Toronto Ontario M4M 2X3 Toronto E01 South Riverdale Toronto Taxes: \$6,319.25/2025 Sold Date: 02/10/2026 SPIS: Yes Last Status: SLD DOM: 18			Sold: \$2,550,000 List: \$2,599,000 For: Sale % Dif: 98
Detached Link: N 3-Storey	Fronting On: W Acreage: 25.04 x 95.54 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: Pape and Queen Directions: Pape and Queen			

MLS#: E12723268 **PIN#:** 210560346

Legal: PT LT 41 PL 56E Toronto as in CT133099

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y 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 / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	15.58	x 16.24	Hardwood Floor	Gas Fireplace	W/O To Patio
2	Dining	Main	15.52	x 9.02	Hardwood Floor		
3	Kitchen	Main	16.67	x 20.14	Hardwood Floor	B/I Appliances	O/Looks Frontyard
4	Prim Bdrm	2nd	19	x 13.68	Hardwood Floor	Window Flr to Ceil	5 Pc Ensuite
5	Br	2nd	10.7	x 16.93	Hardwood Floor	4 Pc Ensuite	
6	Laundry	2nd	5.64	x 4.99			
7	3rd Br	3rd	10.04	x 16.44	Hardwood Floor		
8	4th Br	3rd	10.04	x 16.6	Hardwood Floor		
9	Rec	Lower	13.58	x 32.55	Walk-Out		
10	5th Br	Lower	14.76	x 10.66	3 Pc Bath		

Client Remks: Completely Rebuilt Detached Home In The Heart Of Leslieville. Featuring 4+1 Bedrooms And 5 Bathrooms, Exquisitely Designed To Provide 3,300 Sqft Of Contemporary Living Space With High Ceilings, Stunning White Oak Millwork, And Flooring. Harmoniously Merges Warm Finishes With Modern Functionality, Offering Generous Space For Family Living Or Entertaining. Expansive Floor-To-Ceiling Windows For A Natural Flow Between Indoor Spaces And The Lush Outdoors, Two Furnaces And Air Conditioning Systems Ensure Efficient Cooling And Heating, And Heated Floors In All Bathrooms. Nestled On A Quiet Street Just Steps From Queen Street East, Surrounded By Some Of The City's Most Vibrant Cafes, Restaurants, Boutiques, And Parks. ****EXTRAS**** Basement Can Be Used As A 1-Bedroom Legal Apartment With An Expansive Outdoor Space; Roughed-In Kitchen And Laundry. Heated Floor in Basement Bathroom. Abundant Storage Space For Functional Living.

Inclusions: 36" GAs Range, 36" B/I Refrigerator, B/I D/W, LG Washe/Dryer, Navien Tankless HWT, 2 Furnaces And Ac, All EIF, All GBE

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



40 Brooklyn Ave Toronto Ontario M4M 2X5 Toronto E01 South Riverdale Toronto Taxes: \$10,293/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$2,555,000 List: \$1,995,000 For: Sale % Dif: 128
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 25 x 120.08 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x1xMain, 1x4xLower	Dir/Cross St: Queen East & Pape Directions: One way from Queen Street

MLS#: E13094274 **PIN#:** 210570106
Legal: PCL 91-1 SEC M8; LT 91 PL M8 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Clear View, Family Room, Fireplace/Stove, Library, Park, Public Transit, School, Wooded/Treed Exterior Feat: Awnings, Landscaped, Landscape Lighting, Deck, Patio Interior Feat: Auto Garage Door Remote, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.07	x 4.36	Closet	Tile Floor	
2	Dining	Main	12.53	x 11.15	Hardwood Floor	Large Window	
3	Kitchen	Main	19.52	x 13.58	Hardwood Floor	Granite Counter	Stainless Steel Appl
4	Family	Main	19.32	x 18.04	Hardwood Floor	Large Window	W/O To Yard
5	Prim Bdrm	2nd	18.27	x 12.6	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	12.37	x 11.32	Hardwood Floor	Large Closet	
7	Laundry	2nd	9.28	x 5.58			
8	3rd Br	3rd	24.02	x 12.63	Hardwood Floor	W/O To Deck	
9	4th Br	Bsmt	16.01	x 8.63	Hardwood Floor	Large Closet	
10	Rec	Bsmt	13.39	x 17.59	Hardwood Floor	Gas Fireplace	
11	Utility	Bsmt	8.27	x 6.1			
12	Bathroom	Bsmt	8.63	x 6.04			

Client Remks: Hard to find fault with the best street in Leslieville. Tight-knit community, front-porch neighbour hangs, annual street fair. Close to everything the magazines, reels, and TikToks have already told you about. The current owners bought in 2016 and have renovated throughout. New kitchen, new bathrooms, refinished floors, finished basement with heated floors, fresh exterior. Layout is a 3+1: two bedrooms on the second floor with two full baths (heated floors), an open loft on the third floor that could function as a primary suite with a walkout to a private rooftop terrace, and a fourth bedroom in the basement with 8.5' ceilings (rare for Toronto) and its own full bathroom with heated flooring. Main floor is open front to back with a powder room. Living room with gas fireplace opens directly to the back patio and yard. Dining area fits a six-person table. Custom kitchen by Leslieville Kitchens. Off the laneway is a detached 2-car garage and workshop, with an awning for rainy day loading. For a freehold in this pocket, parking like that is rare. Schools, transit, and Queen East cafes a few minutes on foot. Pre-listing home inspection (Carson Dunlop) and floor plans on file.

Inclusions: JennAir built-in fridge with matching cabinet panels, Wolf gas stove, Miele dishwasher, built-in microwave, washer, dryer, all electrical light fixtures, all window coverings and rods, central air conditioning, high-efficiency furnace, garage door opener and remote(s), gas BBQ hookup, Ecobee thermostats, all bathroom mirrors, all closet organizers, garden shed.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



68 Rhodes Ave Toronto Ontario M4L 2Z9 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,349/2025 Sold Date: 01/27/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$2,653,000 List: \$2,589,000 For: Sale % Dif: 102
Detached Link: N 3-Storey	Fronting On: W Acreage: 30 x 110 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x5x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: Queen St E / Coxwell Ave Directions: West of Coxwell Ave

MLS#: E12712172 **PIN#:** 210390343
Legal: PT LT 90-91 PL 1301 TORONTO AS IN CA405959; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School, School Bus Route Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Bar Fridge, Sump Pump	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 17.06	Fireplace	B/I Shelves	O/Looks Backyard
2	Dining	Main	16.11	x 27.17	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	9.35	x 16.99	Centre Island	Quartz Counter	Backsplash
4	Prim Bdrm	3rd	16.11	x 15.88	Balcony	5 Pc Ensuite	Fireplace
5	2nd Br	2nd	12.66	x 14.01	5 Pc Ensuite	Balcony	Hardwood Floor
6	3rd Br	2nd	13.42	x 18.31	Large Window	W/I Closet	Hardwood Floor
7	4th Br	2nd	11.45	x 17.42	Large Window	W/I Closet	Hardwood Floor
8	5th Br	Bsmt	12.8	x 1742.13	3 Pc Ensuite	Separate Rm	Dry Bar

Client Remks: 68 Rhodes is a new, completely renovated home on a proper city lot, designed with scale, light, and presence in mind. This is a house that makes an impression - and then keeps delivering. White oak floors run throughout, paired with custom millwork and carefully considered details at every turn. The main floor is open but intentional, with the kitchen at the centre of the home, connecting naturally to the living and dining spaces and opening to private outdoor space. Each level offers its own connection outdoors, creating a home that lives beyond its walls. The second floor is home to well-proportioned bedrooms, while the entire third level is dedicated to an oversized primary retreat. This floor is set apart, anchored by a massive walk-out terrace that extends the living space and offers rare privacy in the city. The lower level adds flexibility with ceiling height and rooms that adapt easily to real life. Set on a deep lot on a quiet stretch of Rhodes Avenue, steps to Greenwood, the Beach, and Leslieville, this is a home built to impress - and built for long-term ownership.

Inclusions: Fridge Stove, Microwave, heating drawer, wine fridge, washer, dryer, all elf's
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888