



9 Condor Ave Toronto Ontario M4J 3M5 Toronto E01 Blake-Jones Toronto		Sold: \$1,050,000 List: \$799,000
Taxes: \$4,788.30/2025	For: Sale	% Dif: 131
Sold Date: 02/04/2026		
SPIS: No	Last Status: SLD	DOM: 7
Detached	Fronting On: E	Rms: 5 + 1
Link: N	Acreage:	Bedrooms: 2
2-Storey	15.75 x 107 Feet	Washrooms: 2
	Irreg:	1x3xUpper, 1x2xLower
Dir/Cross St: Gerrard & Jones Directions: Gerrard & Jones		

MLS#: E12737402 **PIN#:** 210470578
Legal: Plan E384 N Pt Lot 75

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.7	Hardwood Floor	Window	
2	Dining	Main	13.02	x 10.17	Hardwood Floor	Large Window	
3	Kitchen	Main	11.71	x 9.32	Renovated	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.99	x 9.97	Double Closet	Hardwood Floor	Large Window
5	2nd Br	2nd	10.01	x 7.84	Hardwood Floor	O/Looks Backyard	Closet
6	Rec	Lower	11.81	x 9.55	Above Grade Window	2 Pc Bath	W/O To Yard
7	Laundry	Lower	10.17	x 7.25	Finished	Closet	Above Grade Window

Client Remks: Nestled on a quiet, tree-lined street in the highly desirable Pocket Community. This charming detached home is one of those rare finds that simply feels like the home you have been dreaming about from the moment you walk in. Thoughtfully updated while preserving its character. A warm and welcoming space. The sun-filled main floor features wainscoting, hardwood floors, a comfortable living room and a beautifully renovated kitchen with stainless steel appliances, apron sink, and a walk-out to a private beautifully landscaped backyard-perfect for morning yoga, summer dinners, and relaxed evenings outdoors. This detached home gives you the privacy you've imagined with the entertaining space you've fancied. Upstairs, two bright bedrooms are complemented by a skylight that fills the landing with natural light. The finished lower level adds flexible living space with a cozy rec room, powder room, laundry and separate entrance. The cedar front porch is quaint escape for casual morning coffee. The back yard has been recently renovated to be a low-maintenance outdoor space with composite decking, pavers and stunning landscaping. This home says move right in and enjoy. The Pocket is a community people talk about for all the right reasons. Just steps to subway stations, the Danforth, Gerrard Street shops, parks, and schools with a neighbourhood that has its own network of connections. This is East-End living at its best.

Inclusions: Dishwasher - Whirlpool (2024), refrigerator - Kenmore (est. 2010), oven/range - Jenn-Air gas downdraft (est. 2001), microwave - Samsung over-the-range (2024), backyard shed (2024). Renovations include: kitchen (2024), backyard (2023), bathroom (2022), skylight installation (2021), main and upstairs hallway fresh paint including baseboards, walls, moulding, and stairs (2022). High-efficiency furnace installed in 2017. Main and basement double-hung windows (2006); second-floor casement windows (2017). Second-floor landing skylight (2021). Top roof replaced (2021); lower rear extension roof (2016); front porch roof and siding (2019).

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



605 Craven Rd			Sold: \$915,000		
Toronto Ontario M4L 2Z6			List: \$849,000		
Toronto E01 Greenwood-Coxwell Toronto					
Taxes: \$3,272.73/2025		For: Sale	% Dif: 108		
Sold Date: 03/30/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Detached	Fronting On: E	Rms: 7			
Link: N	Acreage:	Bedrooms: 2			
Bungalow-Raised	19.83 x 73 Feet	Washrooms: 1			
	Irreg:	1x4xGround			
Dir/Cross St: Gerrard St E & Coxwell Ave					
Directions: From Gerrard St E, Head North on Craven Rd					

MLS#: E12913170 **PIN#:** 210350175
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 133 PL 1301 TWP OF YORK AS IN CA384570 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1		Exterior:	Zoning:
Fam Rm: N		Board/Batten / Hardboard	Cable TV:
Basement: Fin W/O		Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N		Drive:	Gas:
Heat: Forced Air / Gas		Drive Park Spcs: 0	Water: Municipal
A/C: Central Air		Tot Prk Spcs: 0	Water Supply Type:
Central Vac: No		UFFI:	Sewer: Sewers
Apx Age:		Pool: None	Waterfront:
Apx Sqft: 700-1100		Prop Feat: Interior Feat: Other	Retirement:
Lot Size Source: MPAC			HST Applicable to Included In
Roof: Asphalt Shingle			Sale Price:
Foundation: Block			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	Living	Main	14.07	x 13.42	Hardwood Floor	Pot Lights	Ceiling Fan
2	Kitchen	Main	10.83	x 13.48	Tile Floor	Quartz Counter	Eat-In Kitchen
3	Office	Main	4.82	x 12.34	Hardwood Floor	Large Window	West View
4	Prim Bdrm	Main	11.68	x 13.48	Hardwood Floor	Closet Organizers	O/Looks Backyard
5	2nd Br	Main	9.42	x 9.68	Hardwood Floor	Window	B/I Closet
6	Rec	Ground	19.16	x 11.48	Hardwood Floor	Above Grade Window	Walk-Out
7	Utility	Ground	14.83	x 6.07	Laundry Sink	Double Doors	Combined W/Laundry

Client Remks: Tucked away on the historic Craven Road, this charming detached raised bungalow offers the perfect blend of character, functionality, and urban convenience. With 1,469 sq. ft. of total living space, this thoughtfully designed home features 2 bedrooms and 1 bathroom, ideal for first-time buyers, professionals, young families, or those looking to downsize without compromise. The bright walkout basement fills the lower level with natural light, creating a comfortable and versatile living space rarely found in homes of this style. Inside, you'll discover an inviting layout with abundant storage throughout and a dedicated home office framed by wraparound windows - an inspiring space for remote work or creative pursuits. Step outside to enjoy the private, intimate backyard, a quiet retreat perfect for relaxing and entertaining. The outdoor space is complemented by a BBQ gas connection and a large, newly built storage shed, offering excellent functionality while maintaining the property's low-maintenance lifestyle. From the moment you arrive, the home's welcoming curb appeal and charming presence set the tone for what awaits inside. Ideally located just moments from local shops, restaurants, transit, and schools, this home places everyday convenience right at your doorstep while preserving the peaceful character of one of Toronto's most unique historic streets. A true hidden gem in the city - this is one you won't want to miss.

Inclusions: All existing appliances (fridge, s/s stove, hood fan, s/s dishwasher, washer and dryer), gas burner and equipment, A/C, on-demand hot water tank, all electric light fixtures, all window coverings, TV mount on ground level, and all existing closets and wardrobes.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



16 Dawson Ave Toronto Ontario M4J 1E5 Toronto E01 Blake-Jones Toronto Taxes: \$4,638/2025 Sold Date: 04/03/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$987,500 List: \$869,900 For: Sale % Dif: 114
Detached Link: N 2-Storey	Fronting On: N Acreage: 15 x 100 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4	Dir/Cross St: Jones and Danforth Directions: East of Jones south of the Danforth

MLS#: E12926674 **PIN#:** 210470212
Legal: PLAN M183 PT LOTS 39 & 40

Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 2022 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.86	x 12.47	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	12.8	x 11.81	Hardwood Floor	Plate Rail	Closet
3	Kitchen	Main	12.8	x 11.15	Eat-In Kitchen	O/Looks Garden	
4	Prim Bdrm	2nd	12.8	x 12.47	Hardwood Floor	Closet	O/Looks Frontyard
5	2nd Br	2nd	7.55	x 11.48	Hardwood Floor	O/Looks Backyard	
6	Laundry	Bsmt	12.8	x 10.83			
7	Utility	Bsmt	12.8	x 27.23			

Client Remks: Welcome to 16 Dawson Ave, a quiet, light-filled home on a tree-lined street in one of the east end's most beloved hidden gems-The Pocket. Tucked away from busy roads, this is a neighbourhood known for its strong sense of community, friendly neighbours, and the kind of charm that makes people want to stay. This inviting home offers peaceful living with beautiful original details including French doors and a 1910 faux fireplace. The primary bedroom is filled with natural light and framed by the leafy canopy of the mature tree out front. Outside, enjoy your morning coffee on the front porch or unwind in the private backyard oasis with a deck, garden bed, and laneway access with potential for parking. Life in The Pocket is about connection and convenience. You're just an 8-minute walk to Donlands subway, close to bike lanes for easy commuting, and steps to the Danforth, Gerrard East, and Leslieville. Nearby parks including local Phin Park and the Oakville Green dog park-add to the neighbourhood's family-friendly, community-oriented feel. Residents come together for events like Pride, the Pumpkin Parade, and spring clean-ups, creating a true sense of belonging. Move-in ready with exciting potential to update, reconfigure, or rebuild, this home also features a separate basement entrance that could lend itself beautifully to a future secondary suite. The seller would warmly welcome a brief letter with any offer, sharing a little about the buyer and their short- or long-term vision for the home, especially as it relates to environmental sustainability.

Inclusions: fridge, stove, dishwasher, washer, dryer, hot water heater, all electric light fixtures.

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



110 Earl Grey Rd Toronto Ontario M4J 3L5 Toronto E01 Blake-Jones Toronto Taxes: \$6,372.04/2025 Sold Date: 02/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,158,000 List: \$899,000 For: Sale % Dif: 129
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 20 x 90 Feet Irreg:	Rms: 13 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Jones and Danforth Directions: Jones and Danforth

MLS#: E12752588 **PIN#:** 210470867
Legal: PT LT 26 PL 443E TORONTO AS IN CT125714; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Park, Public Transit, School Interior Feat: Accessory Apartment, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.85	x 15.26	Combined W/Dining
2	Prim Bdrm	2nd	11.68	x 14.67	W/I Closet
3	Dining	Main	14.5	x 16.08	Combined W/Kitchen
4	Family	Main	13.75	x 8.66	Combined W/Dining O/Looks Frontyard
5	Kitchen	Main	13.75	x 8.66	
6	Sunroom	2nd	8.76	x 9.84	Walk-Thru
7	2nd Br	2nd	9.51	x 14.67	Balcony O/Looks Frontyard
8	3rd Br	3rd	12.76	x 9.09	Balcony O/Looks Backyard Walk-Thru
9	4th Br	3rd	10.17	x 9.09	
10	Living	Bsmt	19.42	x 14.01	Combined W/Br
11	Br	Bsmt	19.42	x 14.01	Combined W/Living
12	Kitchen	Bsmt	7.51	x 14.01	W/O To Yard
13	Mudroom	Bsmt	6.82	x 14.4	3 Pc Bath

Client Remks: Rare opportunity to own a bright & spacious detached 2 1/2 storey home in the Pocket! Same owners for over 50 years. Outstanding potential to renovate and make it your own. Featuring 4 bedrooms, a main floor family room, balconies on the second and third floors, and a private basement suite perfect for guests or a home office with bamboo flooring and tons of natural light. Great bones with updated electrical, plumbing and more. Set within a welcoming, family-friendly community just steps to the Danforth's shops, dining, parks, schools, and a short walk to Donlands or Pape TTC.

Inclusions: 2 fridges, 2 gas stoves, washer, dryer, electric hot water heater (owned), existing light fixtures, existing window coverings.

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



15A Myrtle Ave Toronto Ontario M4M 2A3 Toronto E01 South Riverdale Toronto Taxes: \$5,301/2025 Sold Date: 03/10/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,112,000 List: \$949,000 For: Sale % Dif: 117
Detached Link: N 2-Storey	Fronting On: S Acreage: 15.83 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Jones & Gerrard Directions: East of Jones North of Gerrard

MLS#: E12839324 **PIN#:** 210460169
Legal: Pt Lt 44 Pl 702

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.16	x 12.63	Open Concept	Combined W/Dining	Laminate
2	Dining	Main	17.16	x 12.63	Open Concept	Combined W/Living	Laminate
3	Kitchen	Main	12.8	x 8.53	Eat-In Kitchen	Stainless Steel Appl	Tile Floor
4	Family	Main	10.01	x 9.74	W/O To Yard	Tile Floor	O/Looks Backyard
5	Prim Bdrm	2nd	11.48	x 10.6	Electric Fireplace	His/Hers Closets	Laminate
6	2nd Br	2nd	14.27	x 8.04	Double Closet	Laminate	Irregular Rm
7	Br	Lower	12.63	x 11.81	Laminate	Window	Irregular Rm
8	Office	Lower	11.65	x 6.73	W/O To Yard	B/I Closet	Laminate
9	Laundry	Lower	7.25	x 4.27	Open Concept	Laminate	

Client Remks: Welcome to 15A Myrtle Ave - a sweet south-facing sun filled detached 2+1 bedroom, 2-bath home with a rare detached garage in the heart of vibrant Leslieville. This home offers standout features and exceptional functionality in one of Toronto's most desirable east-end neighbourhoods. The main level features a bright open-concept living and dining room filled with natural light, ideal for entertaining and everyday living. The eat-in kitchen includes high-end stainless steel appliances and flows seamlessly into the main floor family room, which opens to a low-maintenance landscaped backyard oasis - perfect for summer gatherings or relaxing outdoors. Upstairs enjoy two well-proportioned bedrooms with ample closets, offering comfortable private quarters with great natural light. The finished lower level adds versatility with a third bedroom or additional living space, a back room office, and a stylish newly renovated bathroom with tasteful finishes. A second walk-out to the backyard enhances indoor-outdoor living. Thoughtful storage throughout maximizes functionality, while the spacious detached garage provides secure parking and extra storage. Steps to parks, transit, boutique shops, cafes, and restaurants, this home blends lifestyle, convenience, and flexibility - urban living at its finest and a property that truly ticks all the boxes in a highly sought-after neighbourhood. You'll want to live here. Come get it!

Inclusions: Fisher Paykel Stainless Fridge GE Monogram Stainless Gas Range Miele Stainless Dishwasher Vent a Hood Stainless Range Hood Washer & Dryer Nest Thermostat All Electric Light Fixtures All Window Coverings Storage cabinets in garage

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



75 Redwood Ave Toronto Ontario M4L 2S5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,336.48/2025 Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 13			Sold: \$920,000 List: \$999,900 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 115 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 2 2x3xMain	Dir/Cross St: Greenwood Ave & Gerrard St. E Directions: One street East of Greenwood Ave , North of Gerrard St. E

MLS#: E13239260 **PIN#:** 210360145
Legal: PT LT 52 PL 1454 TORONTO AS IN CT201568; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 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	14.11	x 10.56	
2	Dining	Main	12.73	x 9.61	
3	Kitchen	Main	16.4	x 11.02	
4	Bathroom	Main	7.78	x 4.95	3 Pc Bath
5	Prim Bdrm	2nd	14.17	x 15.16	Bay Window Closet
6	2nd Br	2nd	12.17	x 9.42	Closet
7	3rd Br	2nd	10.17	x 11.19	

Client Remks: Opportunity knocks in the heart of Leslieville. This detached 3 bedroom, 2 bathroom home, owned by the same family since 1976, is a true renovator's dream. With high ceilings and spacious principal rooms, the home offers an incredible canvas for those looking to restore and create something truly special. A private driveway with parking for up to four cars adds rare and valuable convenience in this sought after east end neighbourhood. Situated on a quiet, family friendly street, 75 Redwood Ave is just steps to Greenwood Park and within easy walking distance to the vibrant shops, cafes, and restaurants along Gerrard and Queen Street East. A fantastic opportunity to reimagine a home in one of Toronto's most desirable communities.

Inclusions: All electric light fixtures, fridge, stove
Listing Contracted With: UNION REALTY BROKERAGE INC. **Ph:** 416-694-2499



453 Jones Ave Toronto Ontario M4J 3G7 Toronto E01 Blake-Jones Toronto Taxes: \$6,176/2025 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$1,020,000 List: \$1,089,000 For: Sale % Dif: 94
Detached Link: N 2-Storey	Fronting On: E Acreage: 24.5 x 100 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Jones and Danforth Directions: South of Jones

MLS#: E13249436 **PIN#:** 210470158
Legal: PCL 2-1 SEC M183; PT LT 2 E/S JONES AV PL M183 TORONTO COMM AT A POINT IN THE E LIMIT OF JONES AV AFORESAID AT THE S LIMIT OF THE SAID LT 2; THENCE NLY ALONG THE SAID E LIMIT OF JONES AV 24 FT 6 INCHES ; THENCE ELY PARALLEL WITH THE SAID S LIMIT OF LT 2; 100 FT TO THE REAR OF THE SAID LT; THENCE SLY ALONG THE E LIMIT OF THE SAID LT 2, 24 FT 6 INCHES TO THE S LIMIT OF THE SAID LT; THENCE WLY ALONG THE SAID S LIMIT OF THE SAID LT, 100 FT TO THE POC; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1967 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to 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	10.4	x 15.42	Picture Window	Hardwood Floor
2	Dining	Main	10.4	x 10.76	Large Window	Hardwood Floor
3	Kitchen	Main	10.4	x 12.17	Eat-In Kitchen	W/O To Yard
4	Prim Bdrm	2nd	16.77	x 11.58	Window	Large Closet
5	Br	2nd	10.4	x 10.76	Window	Large Closet
6	Br	2nd	10.4	x 12.17	Window	Closet
7	Living	Lower	16.4	x 12.34	Window	Panelled
8	Kitchen	Lower	10.01	x 6.76	Window	Updated
9	Breakfast	Lower	8.17	x 6	Eat-In Kitchen	Window
10	Laundry	Lower	8.17	x 12.4	3 Pc Bath	Laundry Sink
11	Other	Lower	11.84	x 4.17		

Client Remks: Welcome to 453 Jones Avenue, a charming, detached home offering over 1,400 square feet of above-grade living space in one of Toronto's most vibrant and sought-after East End neighbourhoods. Lovingly maintained by the same family for over 50 years, this is a home with real heart and history, now ready to welcome its next chapter. Step inside and discover the warmth and character that flows throughout every room. The spacious main floor impresses with rich hardwood floors and large picture windows that bathe the space in natural light, creating an inviting and functional setting for everyday family life. The practical layout flows effortlessly from room to room, making this a home that works beautifully for modern families at every stage of life. The large eat-in kitchen is a true family hub, offering generous space for cooking, gathering and making memories together. Two well-appointed bathrooms ensure the daily routine runs smoothly for the whole household, while three well-proportioned bedrooms upstairs provide comfortable retreats for everyone. The spacious primary bedroom offers the peaceful sanctuary every homeowner deserves. The basement presents exciting potential, complete with a separate entrance offering an exceptional opportunity for extended family accommodation or meaningful rental income. A detached garage adds the kind of everyday convenience that is genuinely hard to come by in this neighbourhood, and for those with a longer-term vision, this property also offers laneway housing potential, a rare and increasingly valuable opportunity to add versatility and lasting value to an already outstanding home. Just steps from the vibrant Danforth with its exceptional array of cafes, restaurants, shops and everyday amenities, and only a 10-minute walk to both Pape and Donlands subway stations, 453 Jones Avenue offers effortless connectivity while keeping you rooted in one of Toronto's most beloved neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, All window coverings and drapery hardware, Bathroom mirrors.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



82 Redwood Ave		Sold: \$1,139,000
Toronto Ontario M4L 2S6		List: \$1,149,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,120/2026	For: Sale	% Dif: 99
Sold Date: 05/02/2026		
SPIS: Yes	Last Status: SLD	DOM: 4
Detached	Fronting On: W	Rms: 5
Link: N	Acreage:	Bedrooms: 2
2-Storey	25 x 108 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xMain
Dir/Cross St: Greenwood & Gerrard		
Directions: from Gerrard st E, turn north on Redwood Ave		

MLS#: E13054256 **PIN#:** 210360121
Legal: PT LT 41 PL 376E TORONTO; PT LT 41 PL 1454 TORONTO AS IN CA717041; CITY OF TORONTO

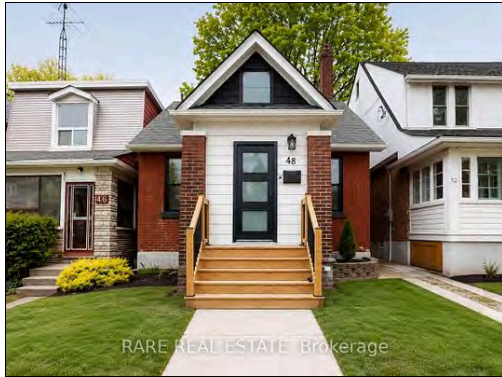
Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: Single Family Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Drive: Private	Gas: Hydro:
Fireplace/Stv: N	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air, Heat Pump / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Park, Public	Retirement:
Apx Sqft: 700-1100	Transit, School	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Water Heater Owned	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.31	x 11.22	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Main	22.31	x 11.22	Open Concept	Hardwood Floor	Pot Lights
3	Breakfast	Main	10.79	x 6.14	Combined W/Kitchen	Hardwood Floor	Pot Lights
4	Kitchen	Main	15.42	x 14.44	Stainless Steel Appl	Hardwood Floor	W/O To Yard
5	Prim Bdrm	2nd	14.93	x 10.76	Closet	Hardwood Floor	Window
6	2nd Br	2nd	11.65	x 9.06	Closet	O/Looks Backyard	O/Looks Backyard

Client Remks: Bright detached home with private driveway parking on a family-friendly, tree-lined street, set on a 25 x 108 foot lot with lots of potential. The open-concept main floor features hardwood, pot lights and a handy powder room, leading to a kitchen equipped with stainless steel appliances, generous cabinet and counter space, and a separate breakfast area that walks out to a large west-facing fenced yard backing onto a laneway, with a substantial deck and potential for future garage/parking off the lane if desired. The second level offers two well-proportioned bedrooms with closets, hardwood floors and a full bath and a skylight, while the unfinished basement provides excellent storage and future flexibility. Major components are well looked after, including an owned water heater, upgraded heat pump and 200 amp electrical panel, all in a highly walkable location close to Gerrard Street East, Leslieville, transit, parks and schools.

Inclusions: Stainless Steel Fridge, Stove, Dishwasher, Washer/Dryer, Elfs, Window Covers, Hot water heater, heat pump, furnace.

Listing Contracted With: HOUSESIGMA INC. **Ph:** 647-360-2330



48 Redwood Ave Toronto Ontario M4L 2S6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,464.20/2025 Sold Date: 07/06/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$1,050,000 List: \$1,150,000 For: Sale % Dif: 91
Detached Link: N 1 1/2 Storey	Fronting On: W Acreage: 25 x 115 Feet Irreg:	Rms: 12 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x3xLower	Dir/Cross St: Gerrard St E & Greenwood Ave. Directions: Gerrard St E & Greenwood Ave.

MLS#: E13447870 **PIN#:** 210360109
Legal: PT LT 35 PL 376E TORONTO; PT LT 35 PL 1454 TORONTO AS IN CA765081, S/T & T/W CA765081; CITY OF TORONTO

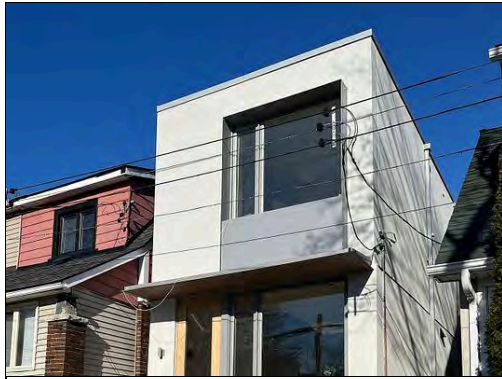
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre 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: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.2	x 7.28	Tile Floor	Double Closet	Window
2	Dining	Main	10.83	x 15.16	Window	Pot Lights	Open Concept
3	Kitchen	Main	10.89	x 13.12	Stainless Steel Appl	Pot Lights	Open Concept
4	Prim Bdrm	Main	8.89	x 11.42	Window	Semi Ensuite	Closet
5	2nd Br	Main	8.92	x 10.53	Window	Semi Ensuite	Closet
6	Bathroom	Main	6.43	x 5.61	4 Pc Bath	Window	
7	Family	Upper	20.34	x 17.55	Skylight	W/I Closet	Combined W/Br
8	3rd Br	Upper	20.34	x 17.55	Skylight	W/I Closet	Combined W/Family
9	Living	Lower	9.38	x 9.58	Open Concept	Pot Lights	
10	4th Br	Lower	0	0	Window	Pot Lights	
11	Bathroom	Lower	8.73	x 9.15	4 Pc Bath	Window	
12	Laundry	Lower	4.27	x 8.96	Window	Open Concept	

Client Remks: Welcome to 48 Redwood Ave, a charming detached brick home nestled in the heart of the East End, just moments from Greenwood Park and the vibrant shops, cafes, and restaurants of Gerrard East & Little India. Set on a desirable 25 x 115 ft lot with a sun filled west facing backyard, this property offers the perfect blend of character, flexibility, and future potential. Thoughtfully updated and move in ready, the home features 3+1 bedrooms, 2 renovated bathrooms, and spacious living areas designed for modern living. The main floor showcases an open concept layout with a stylish kitchen, generous dining space, and two well sized bedrooms with closets and convenient access to a 4 piece bath. Upstairs, the bright and airy loft style level is enhanced by two skylights and offers endless possibilities as a primary retreat, family room, or creative workspace. The finished lower level, accessible from the rear entrance, includes an additional bedroom, updated bathroom, and laundry, ideal for an in law suite, guest space, or extra living area. Outside, the expansive backyard provides ample room for entertaining, gardening, or future expansion. Mutual driveway shared with neighbour to the north, with a long standing agreement allowing each owner parking access on alternating 6 month terms.

Inclusions: S/S Fridge, S/S Microwave, S/S Oven, S/S Dishwasher, Washer/Dryer, All window coverings, all electric light fixtures, all heat pumps/AC units, all closet shelving units/organizers. Outdoor BBQ.

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



523 Craven Rd			Sold: \$1,225,000
Toronto Ontario M4L 2Z6			List: \$1,240,000
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$3,024/2026		For: Sale	% Dif: 99
Sold Date: 06/11/2026			
SPIS: No	Last Status: SLD	DOM: 9	
Detached	Fronting On: E	Rms: 5 + 3	
Link: N	Acreage:	Bedrooms: 2 + 1	
2-Storey	17.5 x 73 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: CIXWELL/GERRARD Directions: GERRARD/CRAVEN			

MLS#: E13228884 **PIN#:** 210350194
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 125 PL 1301 TWP OF YORK AS IN CA742332; S/T & T/W CA742332

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Membrane, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	39.7	x 29.89	W/O To Yard	B/I Appliances	Hardwood Floor
2	Living	Main	42.32	x 37.73	Combined W/Kitchen	Hardwood Floor	Window
3	Breakfast	Main	42.32	x 21.98	Window	Hardwood Floor	Combined W/Kitchen
4	Br	2nd	42.32	x 36.75	Large Window	B/I Closet	Hardwood Floor
5	2nd Br	2nd	42.32	x 32.81	Window	Hardwood Floor	Closet
6	Bathroom	2nd	31.82	x 16.4	Soaker	4 Pc Bath	
7	Br	Bsmt	40.35	x 29.53	Window	Laminate	Closet
8	Kitchen	Bsmt	48.88	x 40.35	Combined W/Family	Laminate	
9	Living	Bsmt	48.88	x 40.35	Window	Laminate	Combined W/Kitchen
10	Bathroom	Bsmt	29.2	x 15.09	3 Pc Bath	Tile Floor	Window

Client Remks: Welcome to this modern, detached single family house with legal basement apartment in a prime Toronto location, just steps from transit and everyday amenities. This bright and specious home offers a thoughtfully designed open concept main floor with 2 bedrooms & 2 bathrooms, filled with natural light and ideal for comfortable living and entertaining. Enjoy a fully accessible backyard perfect for outdoor relaxation. The property also features a fully finished 1- bedroom legal basement apartment with separate entrance, ideal for rental income, extended family ,or guests .just minutes from the Beaches and Ashbridge's Bay. This exceptional home offers the perfect blend of modern living , convenience and investment potential.

Inclusions: 2 BUILT-IN FRIDGE,2 COUNTER TOP STOVE,BUILT-IN OVEN,1 DISWASHER,2 WASHER/DRYER,ALL LIGHTFIXTURE,NEW WATER METTER,NEW FURNACE,HRV,HOT WATER TANK.T

Listing Contracted With: MAIN STREET REALTY LTD. **Ph:** 905-853-5550



189 Chatham Ave Toronto Ontario M4J 1K8 Toronto E01 Blake-Jones Toronto			Sold: \$1,575,000 List: \$1,249,900		
Taxes: \$6,460.70/2026			For: Sale		% Dif: 126
Sold Date: 06/16/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Detached	Fronting On: S	Rms: 8			
Link: N	Acreage:	Bedrooms: 2 + 1			
2-Storey	22.28 x 147.22 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 1x2x2nd, 1x4xBsmt			
Dir/Cross St: Danforth & Greenwood			Directions: West off of Greenwood		

MLS#: E13427856 **PIN#:** 210471093
Legal: PT LT 54-55 PL 740 CITY EAST PT 4-5, 63R603, S/T & T/W CA674055; CITY OF TORONTO

Kitchens: 2		Exterior: Brick	Zoning:	
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:	
Basement: Apartment / Sep Entrance / Finished		Drive: Lane	Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0	Water:	
Heat: Baseboard, Other / Electric, Gas, Other		Tot Prk Spcs: 2.5	Water Supply Type:	
A/C: Wall Unit		UFFI:	Sewer:	
Central Vac: No		Pool: None	Waterfront:	
Apx Age: 100+		Prop Feat: Fireplace/Stove	Retirement:	
Year Built: 1870		Interior Feat: Water Heater Owned	HST Applicable to Included In	
Yr Built Source: MPAC			Sale Price:	
Apx Sqft: 1100-1500			Farm/Agr:	
Lot Size Source: MPAC			Oth Struct: Garden Shed, Out Buildings	
Roof: Flat, Membrane			Survey Type: Available	
Foundation: Brick			Spec Desig: Unknown	
Assessment: 2025 POTL:				
POTL Mo Fee:				
Laundry lev: Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.37	x 4.23	Double Closet	Vinyl Floor	
2	Dining	Ground	23.1	x 18.7	Hardwood Floor	Large Window	Combined W/Living
3	Living	Ground	23.1	x 18.7	Gas Fireplace	Cathedral Ceiling	Hardwood Floor
4	Kitchen	Ground	14.7	x 10.93	W/O To Deck	Open Concept	Granite Counter
5	Prim Bdrm	2nd	13.06	x 10.6	Double Closet	2 Pc Ensuite	Large Window
6	2nd Br	2nd	10.7	x 8.63	Hardwood Floor	California Shutters	O/Looks Living
7	Living	Bsmt	18.83	x 12.99	Ceramic Floor	Pot Lights	Floor/Ceil Fireplace
8	Kitchen	Bsmt	12.01	x 3.58	Ceramic Floor	Breakfast Bar	Open Concept
9	3rd Br	Bsmt	10.99	x 7.97	Double Closet	Above Grade Window	Laminate

Client Remks: Built in 1870 and believed to have once served as the neighbourhood post office, this one-of-a-kind detached home blends historic character with hard-loft-inspired design on an extraordinary 22 x147 foot lot with rare 2.5 car laneway parking. Originally a 3+1, 3 bath home, previous owners reimagined the second floor by opening up the space and creating an architecturally striking catwalk connecting the two remaining bedrooms, one complete with an ensuite and laundry. The open concept main floor offers dramatic scale and volume with soaring 18ft ceilings, two oversized skylights, a modern gas fireplace, an industrial ceiling fan, floor-to-ceiling exposed brick, a floating staircase, and expansive living and dining spaces designed for entertaining, creating a true loft-like feel. The lower level, once used as a separate suite, has been seamlessly reincorporated into the home while retaining its additional bedroom, galley kitchen and decorative arched fireplace, offering exceptional flexibility for guests, workspace, or future income potential. Backing directly onto Oakvale Green, this private urban retreat enjoys a rare sense of privacy and tranquility with lush green views that make the setting feel unexpectedly expansive. Professionally landscaped front and rear gardens were completed this spring, while two industrial shipping containers currently offer exceptional storage with exciting potential for conversion into a home office, studio or gym. This truly special urban retreat is just steps to transit and neighbourhood favourites including Left Field Brewery, Maha's Brunch, The Only Cafe, North of Brooklyn Pizzeria, and The Wood Owl.

Inclusions: Jenn Air stainless steel refrigerator (main floor), Jenn Air stainless steel induction range (main floor), Miele stainless steel dishwasher (main floor), Magic Chef stainless steel built-in microwave (main floor), LG washer and dryer (2nd floor), refrigerator (basement), gas fireplace (living room), industrial fan (living room), existing light fixtures excluding the dining room fixture, 4 ductless heat pump units (one in each of the 2nd floor bedrooms/ 2 in the basement), window covering and closet curtains in downstairs bedroom, 4 Blink security cameras, 2 industrial shipping containers in the backyard, outdoor solar lighting, light for ceiling fan (needs to be installed however)

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



3 Phin Ave Toronto Ontario M4J 3T1 Toronto E01 Blake-Jones Toronto Taxes: \$5,195.66/2025 Sold Date: 03/25/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,501,000 List: \$1,299,000 For: Sale % Dif: 116
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 100 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Danforth/Donlands Directions: Danforth/Donlands

MLS#: E12919444 **PIN#:** 210470105
Legal: PCL 46-2 SEC M435; PT LT 46 E/S PHIN AV PL M435 TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Interior Feat: Storage Area Lockers	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	14.67	x 11.15	Hardwood Floor	Fireplace	Window
2	Dining	Main	12.76	x 10.04	Hardwood Floor	Window	
3	Kitchen	Main	12.76	x 7.64	Hardwood Floor	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	12.99	x 8.66	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.2	x 8.66	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.19	x 9.09	Hardwood Floor	Window	Closet
7	4th Br	2nd	7.84	x 9.12	Hardwood Floor	Window	Closet
8	Family	Bsmt	26.9	x 14.37	3 Pc Bath	Laminate	Finished
9	Cold/Cant	Bsmt	6.27	x 9.71			

Client Remks: Welcome to The Pocket - A True Family Home in one of Toronto's most Coveted East End Communities. Freshly painted, solid brick construction, a traditional floor plan, and a location that families actively seek out - this detached 4-bedroom home checks every box. Set on a quiet street in the beloved Pocket neighbourhood, it offers the kind of thoughtful layout that simply works for everyday family life. The main floor features a generous principal living room and a formal dining room - distinct, defined spaces ideal for both relaxed evenings and entertaining. The galley kitchen is appointed with stainless steel appliances and quartz countertops, and opens directly to the backyard through a convenient walk-out, making summer barbecues effortless. Upstairs, four well-proportioned bedrooms share a 4-piece bathroom. The finished basement extends the home's living potential considerably, offering a 3-piece bathroom, a dedicated laundry area with sink, ample storage including a large cold cellar, and - a rare find - a private side entrance, perfect for multigenerational living or guests. But perhaps the most coveted feature of all is the school catchment. Families in The Pocket enjoy access to Wilkinson Junior Public School (JK-6), Earl Grey Senior Public School, and Riverdale Collegiate Institute (9-12) - a seamless, highly regarded pathway from kindergarten through graduation. Three French-language school options round out an exceptional educational landscape. Step outside and the neighbourhood rewards you further. Phin Avenue Parkette, The Pocket Tiny Forest, Felstead Avenue Playground, Oakvale Green Community Gardens and Kempton Howard Park are all close at hand - whether you're walking the dog on a quiet weekday morning or spending a full afternoon with the kids, the Pocket is a community that has earned its positive reputation, and this home is your opportunity to be apart of it.

Inclusions: All Appliances: LG Dishwasher, Frigidaire Stove/Oven, Nutone Hood Vent, GE Fridge, LG Washer & Dryer, All Existing Light Fixtures, All Existing Window Shutters And Curtain Rods/Brackets.

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



8 Fairford Ave		Sold: \$1,270,000
Toronto Ontario M4L 2J6		List: \$1,299,900
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,365.63/2025	For: Sale	% Dif: 98
Sold Date: 05/22/2026		
SPIS: No	Last Status: SLD	DOM: 17
Detached	Fronting On: N	Rms: 9 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
3-Storey	22 x 100 Feet	Washrooms: 3
	Irreg:	1x4xFlat, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Coxwell/Gerrard Directions: Coxwell/Gerrard		

MLS#: E13083092 **PIN#:** 210340480
Legal: Pt Lt 28 PL 447E Toronto as in CT952724; City of Toronto

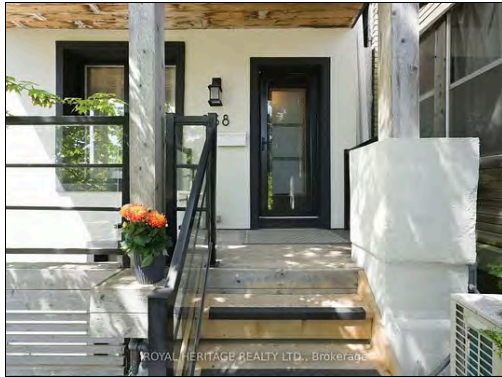
Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Fin W/O	Drive: Private Triple	Gas:
Fireplace/Stv: N	Drive Park Spcs: 4	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 6	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Place Of Worship, Public	Retirement:
Apx Sqft: 1500-2000	Transit, School	HST Applicable to: Included In
Roof: Unknown	Interior Feat: Guest Accommodations,	Sale Price:
Foundation: Unknown	In-Law Capability, In-Law Suite, Storage,	Farm/Agr:
Assessment: POTL:	Storage Area Lockers	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	10.01	x 11.58	W/O To Garden	Breakfast Bar	O/Looks Dining
2	Living	Flat	10.66	x 11.84	O/Looks Dining	Laminate	Combined W/Sunroom
3	Dining	Flat	13.42	x 14.07	Bay Window	O/Looks Garden	Laminate
4	Sunroom	Flat	10.17	x 5.09	Separate Rm	Tile Floor	Large Window
5	Mudroom	Flat	8.6	x 5.84	W/O To Garage	W/O To Garden	
6	Kitchen	2nd	10.01	x 11.58	Tile Floor	W/O To Deck	Modern Kitchen
7	Prim Bdrm	2nd	15.42	x 10.93	Laminate	W/O To Balcony	Closet
8	2nd Br	2nd	9.42	x 10.99	Window	Closet	Laminate
9	3rd Br	3rd	15.49	x 16.24	W/O To Sundeck	Laminate	His/Hers Closets
10	Br	Lower	14.67	x 23.49	Combined W/Sitting	Window	Walk-Up

Client Remks: Exceptional 3+1 Bed, 3-Storey Residence | Rare Offering with Laneway PotentialA distinguished home set on a premium lot, offering an exceptional blend of space, versatility, and refined urban living. Featuring parking for six (double garage + four additional spaces), a finished walk-out lower level, and four private outdoor retreats, this property is truly one of a kind. The main level showcases a seamless open-concept design with a generous chef-inspired kitchen, abundant counter space, and breakfast bar. Elegant principal rooms flow effortlessly, complemented by a sun-filled dining area, inviting living space, and charming sunroom. A full bath and mudroom with direct rear access complete this level. The second floor offers a sophisticated and flexible layout. The primary suite is a serene retreat with a private balcony, while a fully equipped second kitchen with its own balcony presents an exceptional opportunity for multi-generational living, or conversion to an additional bedroom EASILY creating a single family home. The third level features a stunning, light-filled space with double closets and walk-out to an expansive private terrace. The finished walk-out lower level provides excellent potential for a private in-law or nannysuite. An extraordinary opportunity with laneway suite potential and seamless conversion to a single-family residence or luxury income property. Ideally located steps to top-rated schools, transit, fine dining, and the Beach.

Inclusions: Elf's, Window Coverings, 2 Fridges, 2 Stoves, Washer/Dryer(as is) 1 First Floor Microwave. Main floor dishwasher, 2nd floor dishwasher(as is).

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



268 Hiawatha Rd Toronto Ontario M4L 2Y4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,703.84/2025 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$1,380,000 List: \$1,395,000 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 21.5 x 100 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Gerrard and Greenwood Directions: North on Fairford/Walpole

MLS#: E13206748 **PIN#:** 210340435
Legal: PT LT 24 PL 432E TORONTO AS IN ET67946 T/W & S/T ET67946; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1914 Apx Sqft: 1500-2000 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Porch, Deck, Landscaped Interior Feat: Accessory Apartment, Separate Hydro Meter, In-Law Suite, Guest Accommodations	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 10.08	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	8.17	x 11.58	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	18.86	x 13.08	Centre Island	Ceramic Floor	W/O To Deck
4	Prim Bdrm	2nd	13.33	x 10.92	Hardwood Floor	B/I Closet	Bay Window
5	2nd Br	2nd	10.66	x 9.83	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.83	x 12.58	Hardwood Floor	Juliette Balcony	Closet
7	4th Br	3rd	10	x 9.45	Broadloom	Window	
8	5th Br	Bsmt	14.14	x 10.66	Laminate	Closet	Window
9	Den	3rd	26.25	x 9.58	Broadloom	Closet	Window
10	Kitchen	Bsmt	9.06	x 14.17	Laminate	B/I Dishwasher	Breakfast Area
11	Living	Bsmt	10.99	x 14.17	Laminate	Open Concept	3 Pc Bath

Client Remks: Stunning Fully Renovated Detached 3 Level Home in the Heart of Leslieville. This Sun-Drenched Modern Residence has been Redesigned from Top to Bottom with High-End Finishes and Stylish Contemporary Details Throughout. Grand Chef's Kitchen is a 10+++.

Featuring 5 Spacious Bedrooms, Open Concept Living Spaces with the Perfect Blend of Luxury and Functionality. Enjoy Seamless Indoor-Outdoor Living with a Walk-Out to a Beautifully Resurfaced Exterior Front(2024) The Sleek Updated Exterior Adds Incredible Curb Appeal, While the Separate Basement Apartment(with separate hydro meter)Provides Excellent Space for Large/Extended Family. A Rare Opportunity to Own a Turnkey Modern Masterpiece. Roof 2025. Preview Virtual Tour!

Inclusions: All Electric Light Fixtures, S/S Stove, Hood Fan, Dishwasher(2026),Fridge, Clothes Washer(2023), Clothes Dryer(2023), Lower Level Stove...Fridge, Dishwasher, Clothes Washer(2025), and Clothes Dryer(2025), All Window Coverings. 8X10 Backyard Shed/Storage(2023)

Listing Contracted With: ROYAL HERITAGE REALTY LTD. **Ph:** 905-493-3399



135 Parkmount Rd Toronto Ontario M4J 4V3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,213.68/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,657,000 List: \$1,399,000 For: Sale % Dif: 118
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 20 x 125 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x5x2nd, 1x3xLower	Dir/Cross St: Danforth Ave & Coxwell Ave Directions: Danforth Ave & Parkmount Rd

MLS#: E12810644 **PIN#:** 210310041
Legal: LT 39 PL 411E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to 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	16.27	x 12.66	Hardwood Floor	Pot Lights	Window
2	Dining	Main	12.43	x 15.39	Hardwood Floor	B/I Shelves	Pot Lights
3	Kitchen	Main	11.81	x 13.09	Centre Island	Skylight	W/O To Deck
4	Breakfast	Main	8.14	x 8.63	Hardwood Floor	Window	
5	Prim Bdrm	2nd	15.68	x 15.49	W/O To Deck	Closet	Window
6	2nd Br	2nd	11.06	x 7.91	Hardwood Floor	Closet	Window
7	3rd Br	3rd	12.5	x 9.68	Vinyl Floor	Closet	Window
8	Den	3rd	12.93	x 9.68	Vinyl Floor	Closet	Window
9	Rec	Bsmt	25	x 14.17	Vinyl Floor	Window	Pot Lights
10	Laundry	Bsmt	10.43	x 6.99	Tile Floor	Laundry Sink	Pot Lights

Client Remks: Welcome to 135 Parkmount Road - a beautifully renovated 2.5-storey detached family home fronting onto Parkmount Road and backing onto Craven Road. Featuring a rare two-car detached garage and garden suite potential, this property offers exceptional opportunity in a prime east end location. Thoughtfully updated while preserving its timeless character, this home blends classic charm with modern upgrades throughout. The bright, open-concept main floor boasts over 9' ceilings, hardwood flooring, an inviting living area, and an oversized dining room with a built-in side bar and wine fridge. The chef-inspired kitchen features an island with seating, lots of cupboard space, quality finishes, and a breakfast area overlooking the backyard. The second level offers two bedrooms, including a sun-filled primary bedroom with two closets and a private balcony. A fully renovated spa-like five-piece bathroom features heated floors, a freestanding tub, and a shower. The third floor includes the 3rd bedroom and a bonus space - perfect for a home office, media room, playroom, or studio. The finished lower level offers added living space with an open concept family/rec room, renovated bathroom, oversized laundry room, and storage. Enjoy a large rear deck and backyard designed for easy entertaining. Ideally located with lots of shops, cafes, and restaurants along Danforth Avenue, transit, and everyday amenities. Steps away is Monarch Park and highly regarded schools, including Monarch Park Collegiate Institute and its sought-after IB Program. Renovations/Upgrades - 2025: 2nd FL Bathroom, Replaced Garage Door, Flooring in Basement / 3rd FL, Hardwood Capping on 3rd Floor Stairs, Hot Water Tank, Various Elect. Upgrades (incl ethernet ports on each floor). 2024: Basement Bathroom, Dishwasher, Automatic Blinds, Backyard Drain, Laundry Counter & Sink, Refinished Hardwood Floors & Kitchen Floor Tile, 1 New Window In Breakfast Nook & Living RM. 2023: Rear Deck. 2019: Roof. 2017: Furnace & AC.

Inclusions: Kitchen Fridge, Range, Built-in Dishwasher, Built-in Microwave, Wine Fridge, Washer & Dryer, Window Coverings, AJAX Home Security System (Buyer Responsible For Subscription, If They So Choose), Fixed Electric Light Fixtures (Except Staging Items)

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



569 Craven Rd Toronto Ontario M4L 2Z6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$8,750/2025 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,710,000 List: \$1,399,000 For: Sale % Dif: 122
Detached Link: N 2-Storey	Fronting On: E Acreage: 23.15 x 73.14 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x6x2nd, 1x3xBsmt	Dir/Cross St: Gerrard St E & Coxwell Ave Directions: Gerrard St E & Coxwell Ave

MLS#: E13416414 **PIN#:** 210350325
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 130 PL 1301 TWP OF YORK; PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 131 PL 1301 TWP OF YORK, PART 1 ON PLAN 66R30296; T/W CA243544 (FIRSTLY DESCRIBED); CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2020 Apx Sqft: 1500-2000 Roof: Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Family Room, Hospital, Library, Park, Public Transit, School Interior Feat: Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	13.62	x 10.2	Hardwood Floor	Combined W/Living	Large Window
2	Dining	Main	13.29	x 15.78	Hardwood Floor	O/Looks Living	Open Concept
3	Kitchen	Main	19.42	x 9.71	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Family	Main	18.34	x 8.53	Hardwood Floor	Pot Lights	Large Window
5	Foyer	Main	10.17	x 6.36	Ceramic Floor	Large Closet	2 Pc Bath
6	Prim Bdrm	2nd	13.35	x 12.73	Hardwood Floor	W/I Closet	6 Pc Ensuite
7	2nd Br	2nd	15.03	x 9.38	Hardwood Floor	Large Closet	Large Window
8	3rd Br	2nd	13.75	x 9.55	Hardwood Floor	Large Closet	Large Window
9	Rec	Ground	24.34	x 16.73	Vinyl Floor	3 Pc Bath	Walk-Up

Client Remks: Stunning modern detached home on a quiet, tree-lined one-way street in the heart of Leslieville. Soaring ceilings, oversized windows & skylights pour natural light through every inch of this open-concept layout. The chef's kitchen impresses with a massive island, endless counter space & ample storage. Upstairs, 3 spacious bedrooms including a primary retreat with a large walk-in closet with custom organizers & a luxurious 6-piece spa-like ensuite. The finished walk-up basement offers soaring 8.5ft ceilings & full bath - great space for a growing family, working from home, or rental potential. The private and secure single-car garage is the icing on the cake! Ideally located just steps to grocery stores, parks, top rated schools (Monarch Park CI - 8.4/10) and minutes to The Beaches, Ashbridges Bay & downtown Toronto. This gorgeous home is only 6 years old - roof, furnace, AC, Windows etc all only 6 years old. Welcome Home!

Inclusions: Stainless Steel Fridge, Cooktop, Built-In Oven, Dishwasher, Microwave, Washer & Dryer, All Existing Electric Light Fixtures, Central Vacuum, Garage Door Opener & Remote(s), Ice Melting System on Flat Roof.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



88 Prust Ave Toronto Ontario M4L 2M8 Toronto E01 South Riverdale Toronto Taxes: \$6,439.91/2025 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,370,000 List: \$1,400,000 For: Sale % Dif: 99
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 20 x 118.92 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Gerrard & Greenwood Directions: East side of Purst

MLS#: E12931422 **PIN#:** 210450230
Legal: PLAN 404E LOT 171

Kitchens: 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.59	x 12.4	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Main	25.59	x 12.4	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	12.99	x 12.01	Breakfast Bar	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	14.27	x 12.3	Hardwood Floor	W/I Closet	Bay Window
5	2nd Br	2nd	10.5	x 8.01	Hardwood Floor	Window	
6	3rd Br	3rd	20.01	x 10.3	Hardwood Floor	W/O To Deck	Cathedral Ceiling
7	Living	Lower	14.7	x 13.91	Combined W/Kitchen	Open Concept	Tile Floor
8	Kitchen	Lower	14.7	x 13.91	Tile Floor	Combined W/Dining	
9	Br	Lower	11.19	x 10.5	Tile Floor		

Client Remks: Welcome to 88 Prust an updated, detached gem in the heart of Leslieville. This impressive 2.5-storey home is tucked away on one of the neighbourhood's most cherished tree-lined streets and offers the perfect blend of charm, character, and modern living. A beautifully landscaped front yard with interlocking stone and a plum tree creates wonderful curb appeal and a warm welcome home. Inside, the open-concept main floor is designed for effortless entertaining, featuring seamless flow between the living and dining spaces. At its heart, a cozy wood-burning fireplace creates a warm and inviting atmosphere for gatherings with family and friends. The second floor offers two well-proportioned bedrooms, while the third floor boasts a stunning loft-style space with cathedral ceilings and a walk-out to an oversized private deck overlooking the backyard, ideal as a primary retreat, office, or additional living area. A separate entrance to the finished basement provides potential for extra rental income or an in-law suite. Enjoy outdoor living with a custom Brazilian hardwood deck that overlooks a lush, private, fully enclosed garden, perfect for relaxing or entertaining. Located close to excellent schools, parks, and the vibrant shops, cafes and amenities of Leslieville. This home offers an exceptional lifestyle with everyday convenience on a quiet, family-friendly street. Blake Street Public School features a well-established French immersion program, now in its 10th year. Just steps to the trendy Jones & Gerrard corridor and popular local spots like Left Field Brewery. Enjoy nearby Greenwood Park, offering year-round programming including swimming, skating, a figure-eight skating trail, shinny hockey, a dog park, and a playground.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



283 Ashdale Ave Toronto Ontario M4L 2Z1 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,721.85/2025 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$1,400,000 List: \$1,450,000 For: Sale % Dif: 97
Detached Link: N 3-Storey	Fronting On: E Acreage: 19.42 x 122.58 Feet Irreg:	Rms: 8 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 2x4x2nd, 1x4x3rd	Dir/Cross St: Gerrard and Coxwell Directions: Gerrard and Coxwell

MLS#: E12803898
Legal: Plan 1345 PT LOT 50
PIN#: 210350133

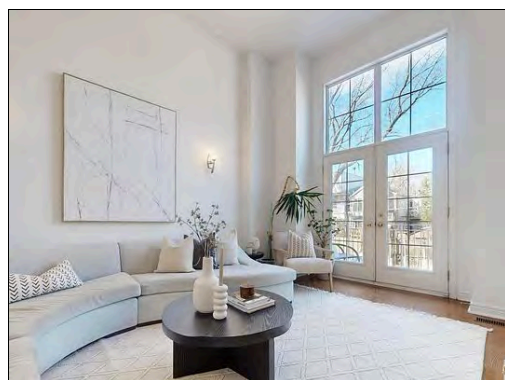
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1926 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Central Vacuum Interior Feat: Bar Fridge, Central Vacuum, Carpet Free, Upgraded Insulation	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: Up-to-Date Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.93	x 12.34	Hardwood Floor	Combined W/Dining
2	Dining	Main	12.17	x 13.32	Hardwood Floor	Combined W/Living
3	Kitchen	Main	14.99	x 10.83	Breakfast Bar	O/Looks Dining
4	Foyer	Main	8.23	x 6.5	Hardwood Floor	
5	Office	Main	6.5	x 8.6	Hardwood Floor	
6	Br	2nd	12.99	x 11.32	Hardwood Floor	
7	Br	2nd	9.35	x 12.93	Hardwood Floor	
8	Br	2nd	8.76	x 21.85	Hardwood Floor	
9	Br	3rd	16.01	x 17.59	Hardwood Floor	
10	Other	3rd	8.83	x 3.67	B/I Bar	Walk-Out
11	Laundry	Bsmt	14.76	x 36.25		

Client Remks: Don't miss out on this amazing home with superior quality for the price! Complete infrastructure upgrades - gutted to the brick in 2000 - insulated to R20, new vapour barrier, all new wiring, copper plumbing, new stacks, pot lights, real hardwood oak floors, chair height toilets, marble bathrooms, new windows & doors and stone entry steps. All roofs were replaced between 2021 and 2023 - 2 flat roofs, one sloped roof with new asphalt shingles. 9ft ceilings throughout - all 3 floors. 3rd floor master suite with ensuite bathroom, small kitchen bar area with fridge added in 2016 with outdoor patio. Third floor A/C wall unit added in 2017 for your comfort. New in 2000- 14 foot high insulated double garage - protect your cars indoor for the winter or convert to an in-law suite, rental suite or your own studio or workspace with its own 60 amp service already installed and still have 3 outdoor parking spots. Highly desirable neighbourhood - walk two blocks to groceries, drugstore, and multitudes of highly rated restaurants, bars and coffee shops. TTC at your door for a short downtown commute. Come see it to believe it!

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, central vac, natural gas BBQ, electric light fixtures

Listing Contracted With: HOME CHOICE REALTY INC. Ph: 647-660-1499



1021 Craven Rd Toronto Ontario M4J 4V7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$9,125/2026 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 20		Sold: \$1,515,000 List: \$1,549,000 For: Sale % Dif: 98
Detached Link: N 3-Storey	Fronting On: E Acreage: 25 x 83 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Danforth and Coxwell Directions: Danforth and Coxwell		

MLS#: E13134886

PIN#: 210310110

Legal: Pt Lt 178, Plan 1301-Y.Pt Of Lot 8 Con.1

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2001 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Patio, Landscaped Interior Feat: Carpet Free, Water Heater, 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.83	x 9.84	Breakfast Area	Tile Floor	Stainless Steel Appl
2	Dining	Main	19.32	x 9.84	W/O To Patio	Large Window	Tile Floor
3	Living	Main	19.32	x 9.84	W/O To Patio	Large Window	Combined W/Dining
4	Family	In Betwn	15.88	x 12.24	Window Flr to Ceil	Balcony	Hardwood Floor
5	Prim Bdrm	3rd	15.35	x 12.37	3 Pc Ensuite	W/O To Balcony	W/I Closet
6	2nd Br	2nd	13.12	x 9.48	Large Window	Closet	
7	3rd Br	2nd	11.55	x 9.48	Large Window	Closet	
8	Den	3rd	14.01	x 5.91	Overlook Patio		
9	Rec	Bsmt	18.83	x 12.93	3 Pc Ensuite	Carpet Free	

Client Remks: Welcome to 1021 Craven Road, an incredible bright and spacious 3-storey detached home in the heart of East York, just steps to the subway and the shops, cafes, and restaurants along the Danforth. Freshly painted and offering approximately 2,538 sq. ft. of interior living space, this home, built in 2001 features 3 bedrooms and 3 bathrooms, with a functional layout designed for both everyday living and entertaining. The main living areas are warm and inviting, complemented by classic finishes and an abundance of natural light throughout. A standout feature is the expansive family room with soaring 12+ ft ceilings and a walk-out to a quiet, private balcony; creating a unique and airy gathering space rarely found in the area. The kitchen and living spaces flow comfortably, offering flexibility for families and hosting. The primary suite occupies the whole third floor and serves as a true private retreat, complete with an ensuite, huge walk-in closet and a walk-out to an exceptionally private rooftop deck, ideal for relaxing or enjoying quiet outdoor time. The finished lower level adds valuable additional space with a separate room and bathroom, perfect for guests, a home office, or recreation...whatever the next chapter of your life needs it to be. Outside, the backyard offers a peaceful private setting, while the rooftop deck provides an additional private outdoor escape. A coveted private driveway and attached garage add everyday convenience and offer parking for up to 3 cars, a rarity in East York. Located in a highly desirable neighbourhood, this quiet home is surrounded by transit, parks, top schools, and all the amenities of the Danforth. A rare opportunity to own a spacious, quality-built detached home in one of East York's most connected communities. A Must See!

Inclusions: Existing fridge, stove, dishwasher, washer/dryer, light fixtures,

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



143 Parkmount Rd Toronto Ontario M4J 4V3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,010/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 31		Sold: \$1,513,000 List: \$1,575,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: E Acreage: 20.02 x 124.61 Feet Irreg:	Rms: 15 Bedrooms: 3 + 2 Washrooms: 5 1x2xMain, 1x4x2nd, 1x4xBsmt, 1x3xBsmt, 1x3xMain
Dir/Cross St: Parkmount Road and Mountjoy Ave Directions: Parkmount Road and Mountjoy Ave		

MLS#: E12889704 **PIN#:** 210310037

Legal: LT 35 PL 411E TORONTO; CITY OF TORONTO

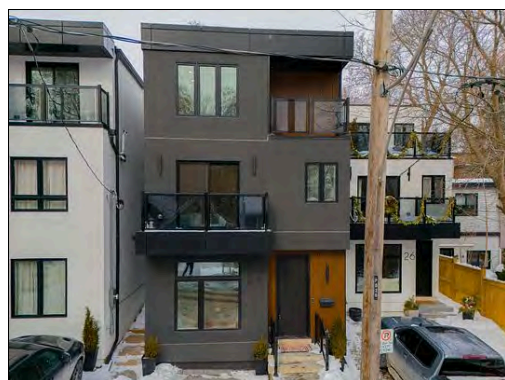
Kitchens: 1 + 2 Fam Rm: N Basement: Fin W/O / Full / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Rec Centre Interior Feat: Accessory Apartment, Guest Accommodations, In-Law Capability, On Demand Water Heater, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1		Ground	15.49	x 8.2	Tile Floor
2	Dining	Ground	11.15	x 9.19	Hardwood Floor
3	Living	Ground	15.42	x 14.76	Hardwood Floor
4	Kitchen	Ground	15.42	x 11.81	Hardwood Floor
5	Prim Bdrm	2nd	12.7	x 12.34	Hardwood Floor
6	2nd Br	2nd	9.94	x 11.19	Hardwood Floor
7	3rd Br	2nd	9.94	x 8.92	Hardwood Floor
8	Laundry	2nd	9.84	x 4.1	Tile Floor
9	Living	Bsmt	10.83	x 10.83	
10	Kitchen	Bsmt	6.56	x 8.2	
11	Br	Bsmt	9.84	x 10.5	
12	Kitchen	Bsmt	6.56	x 10.5	
13	Br	Bsmt	10.5	x 9.19	
14	Living	Bsmt	9.84	x 9.19	
15	Media/Ent	Main	16.86	x 16.9	Ensuite Bath

Client Remks: This rare detached home in Monarch Park blends modern, design-forward living with real-life versatility-perfect for young buyers who want a home that grows with them. Key highlights: Inviting main level: 9-foot ceilings, open-concept layout, chef's kitchen with GE Cafe appliances, marble/live-edge island, and seamless flow to a private outdoor space with a hot tub. Space to expand: a large attic with expansion potential and plans for a Garden Suite above the 20' x 40' detached garage-great as a workshop, studio, or extra living space. Bright, updated interiors: fresh, modern finishes, including a renovated 4-piece bath. 2nd floor laundry, walk-out basement with 2 separate self-contained apartments (\$3600 combined monthly), Mud room with tons of storage. Private outdoor oasis: a deep lot with a yard ideal for dining, play, and gardening projects. Walkable lifestyle: steps to Monarch Park Station, close to top schools (IB-friendly Monarch Park Collegiate and Ecole Secondaire Michelle-O'Bonsawin), and the Danforth's vibrant cafes, shops, and dining. Space that grows with you: Main level that flexes for hosting, remote work, or quiet time. Attic is ready for future conversion to storage or creative space. Detached garage. Heated Recording Studio with a 3-piece bath. Lifestyle and neighbourhood: Monarch Park's family-friendly vibe, parks, and sense of community. Easy transit access and proximity to schools, parks, and the Danforth's lively corridor. Move-in readiness and long-term potential: Thoughtfully designed for personalization and growth. A rare offering in a sought-after, walkable community with lasting appeal.

Inclusions: Existing appliances (GE Cafe Series fridge, gas range, dishwasher); washer and dryer; on demand hot water system , all light fixtures, outdoor hot tub

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



24 Harriet St Toronto Ontario M4L 2E9 Toronto E01 South Riverdale Toronto Taxes: \$3,401/2025 Sold Date: 03/20/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$1,565,000 List: \$1,599,000 For: Sale % Dif: 98
Detached Link: N 3-Storey	Fronting On: N Acreage: 23 x 110 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 4 1x5x3rd, 2x3x2nd, 1x2xMain	Dir/Cross St: Leslie and Gerrard Directions: North on Leslie, right on Harriet

MLS#: E12822318 **PIN#:** 210450489

Legal: PLAN 676 PT LOTS 3 4 AND O RP 66R32030 PART 2

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 0-5 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Hot Tub, Landscaped, Landscape Lighting, Patio Interior Feat: Carpet Free, Central Vacuum, On Demand Water Heater	Zoning: residential Cable TV: Gas: Water: Municipal 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	26.48	x 17.95	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	26.48	x 17.95	Hardwood Floor	W/O To Yard	B/I Shelves
3	Kitchen	Main	26.48	x 17.95	Hardwood Floor	Centre Island	Open Concept
4	2nd Br	2nd	10.83	x 10.43	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
5	3rd Br	2nd	10.99	x 11.25	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
6	Prim Bdrm	3rd	16.93	x 13.94	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	Bathroom	3rd	10.27	x 9.94	5 Pc Ensuite	Soaker	Large Closet

Client Remks: Your Private Leslieville Oasis Starts Here. Tucked away on a quiet, tree-lined street just steps from Queen East, 24 Harriet Street is a one-of-a-kind, custom-built, detached modern masterpiece designed for people who love to live, entertain, and escape, without ever leaving the city. The backyard alone is a showstopper. Think hot tub evenings, outdoor movie nights, and unforgettable summer gatherings on a massive entertainer's deck, surrounded by mature trees and complete privacy. This is your own urban retreat. Inside, the home is light-filled and effortlessly cool, with soaring ceilings, wide-plank engineered hardwood floors, and in-ceiling speakers setting the tone throughout. At the centre of it all is a chef-inspired kitchen that delivers on both style and function - quartz counters and backsplash, a panelled fridge, gas range with pot filler, generous storage, and a large island made for gathering. The open-concept dining area features custom built-ins, floating shelves, and a striking feature wall, flowing seamlessly into a sun-drenched living space anchored by floor-to-ceiling sliding doors - blurring the line between indoors and out. Upstairs, every bedroom feels like a private retreat. All three offer generous closets, spa-like ensuite baths, and their own private balconies. The primary suite takes it to another level, complete with a custom walk-in closet, two balconies, and a luxurious five-piece ensuite with separate glass shower and a deep soaker tub. Elegant oak staircases with glass railings tie it all together, enhancing the home's open, modern feel. Turnkey, thoughtfully designed, and impossible to replicate, this is a rare opportunity to own a true designer home in one of Toronto's most sought-after neighbourhoods. Welcome home to 24 Harriet Street.

Inclusions: Integrated Double door Fridge, S/S Gas Range, S/S Dishwasher, Washer & Dryer, In-Ceiling Speakers, Built-in Hot tub, GB&E, CAC, CVAC, electric light fixtures

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



19 Ivy Ave Toronto Ontario M4L 2H6 Toronto E01 South Riverdale Toronto Taxes: \$10,346/2025 Sold Date: 04/26/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$2,353,000 List: \$2,449,000 For: Sale % Dif: 96
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 101 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x5, 1x2, 1x4, 2x3	Dir/Cross St: East of Jones Ave , North of Gerrard St E Directions: Leslie St & Ivy Ave

MLS#: E13009936 **PIN#:** 210450045
Legal: PT LT 7 PL 713 CITY EAST AS IN CT338962 & CT17612; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2024 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: Up-to-Date Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Bsmt	12.83	x 11.48	
2	Family	Bsmt	14.67	x 20.01	
3	Laundry	Bsmt	13.12	x 6.66	
4	Family	Ground	18.04	x 20.01	
5	Kitchen	Ground	17.16	x 15.91	
6	Living	Ground	18.37	x 13.32	
7	Br	2nd	17.32	x 12.34	
8	Br	2nd	10.99	x 10.66	
9	Br	2nd	15.52	x 10.99	
10	Br	2nd	11.15	x 9.35	

Client Remks: Modern Architect-Designed Home - 3400 SqFt | 3400 sqft (2550 sqft above grade, 975 sqft at/below grade) with open-concept main floor, 10ft ceilings, abundant natural light from south-facing backyard | Contemporary kitchen with waterfall counters, built-in appliances, seamless modern design | 20x8ft deck with glass railings, unobstructed south-facing views of lush, tree-filled landscape | Second floor with 9ft ceilings, 4 spacious bedrooms, 2 ensuites, custom built-in closets | Walk-out basement with 12ft ceilings, 290sqft light-filled bonus room with 16x10ft glass wall, ideal for guest suite or rental (kitchen rough-ins included) | Private garage with direct home access, convertible to separate basement entrance | Quiet, one-way street in vibrant neighborhood with unique coffee shops, local chocolate factory, Michelin Guide breakfast spot, cozy brewery | Steps to mall, Woodbine Beach, streetcar to downtown Toronto | Within Blake Street Jr. PS, Duke of Connaught Jr. & Sr. PS, Riverdale CI, Danforth CTI catchment | Disclosure: Listing Agent is related to one of the Sellers
Inclusions: Built-In Panel Fridge, S/S Gas Range, built-in Dishwasher, Washer & Dryer
Listing Contracted With: INTERNATIONAL REALTY FIRM, INC. **Ph:** 647-494-8012



17 Myrtle Ave			Sold: \$2,525,000
Toronto Ontario M4M 2A3			List: \$2,748,000
Toronto E01 South Riverdale Toronto			
Taxes: \$8,186.90/2025		For: Sale	% Dif: 92
Sold Date: 03/26/2026			
SPIS: No	Last Status: SLD	DOM: 24	
Detached	Fronting On: S	Rms: 10 + 2	Bedrooms: 5 + 1 Washrooms: 6 1x2xMain, 2x3x2nd, 1x5x2nd, 1x5x3rd, 1x3xLower
Link: N	Acreage:		
3-Storey	21 x 120 Feet		
	Irreg:		
Dir/Cross St: Jones Ave and Myrtle Ave			
Directions: East of Jones Ave , North of Gerrard St E			

MLS#: E12833756 **PIN#:** 210460170
Legal: PT LT 44 PL 702 CITY EAST AS IN CA635822; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Landscape Lighting, Deck Interior Feat: Accessory Apartment	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Aux Residences Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	12.34	x 9.58	Hardwood Floor	Pot Lights	Combined W/Kitchen
2	Kitchen	Main	19.65	x 15.09	Hardwood Floor	Centre Island	Stainless Steel Appl
3	Living	Main	14.67	x 14.07	Hardwood Floor	Fireplace	O/Looks Backyard
4	2nd Br	2nd	14.76	x 10.01	Hardwood Floor	Pot Lights	B/I Closet
5	3rd Br	2nd	12.83	x 12.83	Hardwood Floor	Pot Lights	Double Closet
6	4th Br	2nd	15.91	x 10.5	Hardwood Floor	Pot Lights	B/I Closet
7	5th Br	2nd	10.07	x 9.09	Hardwood Floor	Pot Lights	3 Pc Ensuite
8	Prim Bdrm	3rd	12.4	x 12.24	Hardwood Floor	Pot Lights	5 Pc Ensuite
9	Rec	Lower	17.85	x 12.4	Broadloom	Pot Lights	B/I Shelves
10	Den	Lower	8.92	x 8.07	Broadloom	Pot Lights	3 Pc Ensuite
11	Laundry	Lower	11.75	x 7.25	Concrete Floor	Laundry Sink	B/I Shelves

Client Remks: Located on a quiet, tree-lined street in the heart of South Riverdale, 17 Myrtle Avenue is a striking, design-forward residence offering the rare combination of thoughtful architecture, refined finishes, and smart investment potential. This fully reimagined three-storey detached home boasts over 3,700 sq. ft. of living space, including a fully independent 600 sq. ft. laneway suite, complete with separate metering to allow for individual billing, ideal for guests, rental income, or work-from-home flexibility. Inside the main home, sophisticated design touches elevate every level, from a marble-inlaid entryway and white oak floors to custom millwork and curated lighting. The main floor features a chef-inspired kitchen with premium integrated appliances that flows into the dining area. A light-filled living room with a bespoke feature wall and fireplace connects seamlessly to a professionally landscaped backyard. The second floor includes three spacious bedrooms with custom built-ins, two elegant bathrooms, and a dedicated laundry room with bifold doors. The third floor is a private primary retreat with heated floors, a walk-through closet and dressing area, a luxurious 5-piece ensuite with double vanity, soaker tub, and glass-enclosed shower basked in light from above. Step out to a 300 sq. ft. rooftop terrace with gas hookups for a BBQ and outdoor fireplace. The lower level offers a large recreation room with custom built-ins, a versatile den or bedroom, 3-piece bath, a second laundry area, and ample storage. The laneway suite reflects the main home's elevated style with entry-level heated floors, a full kitchen, laundry, bedroom, 3-piece bath, hidden storage. Ground-level parking for one car is also included, offering flexible living options and valuable income potential in one of Toronto's most vibrant and connected neighbourhoods.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910