


| | | | | | | | | |
|--|--|--------------|--|---|--|--|------------------|--|
|  | 1244 College St Toronto Ontario M6H 1C2 Toronto C01 Dufferin Grove Toronto Taxes: \$4,763.85/2023 Sold Date: 01/24/2025 SPIS: N Last Status: SLD DOM: 93 | | | Sold: \$950,000 List: \$1,049,900 For: Sale % Dif: 90 | | | | |
| | Semi-Detached Link: 2 1/2 Storey | | Fronting On: N Acreage: 16.67 x 91 Feet Irreg: | | Rms: 9 Bedrooms: 4 Washrooms: 5 1x4xMain, 1x3xBsmt, 1x4x2nd, 1x2x2nd, 1x4x3rd | | | |
| | Dir/Cross St: Lansdowne / Dufferin | | | | | | | |
| | MLS#: C9508260 PIN#: 213080438 | | | | | | | |
| Kitchens: 2 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Baseboard / Electric A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: | | | Exterior: Brick / Other Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Level, Park, Public Transit, School | | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | | | |
| 1 | Foyer | Main | 3.35 | x 3.51 | | | | |
| 2 | Br | Main | 21.59 | x 8.33 | Combined W/Living | Combined W/Dining | Bay Window | |
| 3 | Kitchen | Main | 6.59 | x 7.58 | | | | |
| 4 | Br | Main | 11.75 | x 13.12 | Combined W/Living | Combined W/Kitchen | Walk-Out | |
| 5 | Br | 2nd | 11.84 | x 12.99 | Combined W/Living | Combined W/Kitchen | Juliette Balcony | |
| 6 | Kitchen | 2nd | 6.27 | x 9.51 | | | | |
| 7 | Living | 2nd | 22.08 | x 8.92 | Combined W/Dining | Bay Window | | |
| 8 | Br | 3rd | 22.83 | x 9.09 | 4 Pc Ensuite | Skylight | Walk-Out | |
| Client Remks: Excellent opportunity to renovate this fantastic semi-detached property in a prime Toronto neighbourhood, Dufferin Grove! Currently divided into four separate units, and can be kept as a multi-unit dwelling, or restored to a charming single-family home. This property features 2 full kitchens, 4.5 bathrooms and parking via the laneway. The unfinished basement with a separate entrance offers even more opportunity for added value. The layout includes: Unit 1: a large bachelor on the main floor; Unit 2: a spacious one-bedroom unit spanning the 2nd and 3rd floors complete with a walk-out deck, Unit 3: a functional bachelor at the back of the second floor with Juliet balcony, and Unit 4: a bachelor at the back of the main floor with access to outdoor patio area. Amazing location with easy access to the vibrant communities of Bloor West, the Junction, High Park, and Roncesvalles, where you'll find fabulous shopping, dining, and all the amenities you could ask for. Don't miss this rare chance to create something special in an unbeatable location! Unit 2 (2nd/3rd floors) is tenanted, all other units vacant. | | | | | | | | |
| Extras: | | | | | | | | |
| Listing Contracted With: IPRO REALTY LTD.416-604-0006 | | | | | | | | |



24 Muir Ave
Toronto Ontario M6H 1E8
 Toronto C01 Dufferin Grove Toronto
Taxes: \$4,906.88/2024
Sold Date: 04/08/2025
SPIS: N
Last Status: SLD
DOM: 18

Sold: \$980,000
List: \$949,900

For: Sale
% Dif: 103

Semi-Detached
Link: 2-Storey
Fronting On: N
Acreage: 15.25 x 109.5 Feet
Irreg:
Dir/Cross St: DUFFERIN ST & COLLEGE ST
Rms: 6
Bedrooms: 2
Washrooms: 2
 1x3x2nd, 1x4xBsmt

MLS#: C12034214

PIN#: 213090169

| | | | | | |
|-----------------------|------------------|-------------------------|--------------------|----------------------|---------------|
| Kitchens: | 2 | Exterior: | Brick / Insulbrick | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | |
| Basement: | Finished / Full | Gar/Gar Spcs: | Detached / 1 | Gas: | Hydro: |
| Fireplace/Stv: | N | Drive Park Spcs: | 0 | Water: | Phone: |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | Municipal |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: | 700-1100 | | | Farm/Agr: | |
| Assessment: | 2024 POTL: | | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|----------------|----------------|
| 1 | Living | Main | 11.94 | x 9.35 | Bay Window | Fireplace |
| 2 | Dining | Main | 15.12 | x 10.2 | | |
| 3 | Kitchen | Main | 13.09 | x 10.07 | Pantry | W/O To Balcony |
| 4 | Prim Bdrm | 2nd | 12.11 | x 13.06 | Hardwood Floor | |
| 5 | Br | 2nd | 14.63 | x 8.01 | Hardwood Floor | |
| 6 | Kitchen | 2nd | 11.25 | x 10.17 | | |
| 7 | Rec | Bsmt | 19.39 | x 12.73 | | |

Client Remks: Welcome to 24 Muir Avenue! This 2 storey semi-detached home features 2 bedrooms, 2 bathrooms, 2 kitchens, finished basement with separate entrance, an enclosed private backyard and bonus detached 1 car garage. Endless potential found in this home that is waiting for your touches. Great income potential for multiple units or keep it as your family home. Fantastic location just steps away from Dufferin Mall, Dufferin TTC subway station, schools, College Street shop/restaurants and so much more! Perfect for first time buyers, investors. Visit Today!

Extras:

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY416-535-8000



27 Rusholme Rd
Toronto Ontario M6J 3H3
 Toronto C01 Little Portugal Toronto
Taxes: \$6,795.25/2024
Sold Date: 05/05/2025
SPIS: N **Last Status:** SLD **DOM:** 3

Sold: \$1,055,000
List: \$999,900

For: Sale

% Dif: 106

Att/Row/Twnhouse

Fronting On: E

Rms: 7 + 3

Link:

Acreage:

Bedrooms: 5 + 2

2 1/2 Storey

16.75 x 88.5 Feet

Washrooms: 4

Irreg:

1x3xGround, 1x3x2nd, 1x3x3rd,
1x3xBsmt

Dir/Cross St: DUNDAS & DOVERCOURT

MLS#: C12121073

PIN#: 212790134

Kitchens: 3
Fam Rm: N
Basement: Sep Entrance
Fireplace/Stv: N
Heat: Other / Other
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Library, Park, Place Of Worship, Public
 Transit, Rec Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
|---|------|-------|-------------|------------|-------------|

Client Remks: Attention Renovators And Investors! A Victorian Gem That Needs To Be Polished. An Empty Canvas Ready For Your Personalized Touch. Fabulous Location Close To All Amenities.

Extras:

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED416-534-1124



| | | | |
|--|------------------|-----------------------------|-----------|
| 498 Brock Ave | | Sold: \$1,076,000 | |
| Toronto Ontario M6H 3N3 | | List: \$1,149,900 | |
| Toronto C01 Dufferin Grove Toronto | | | |
| Taxes: \$5,929.75/2024 | | For: Sale | % Dif: 94 |
| Sold Date: 04/24/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 1 | |
| Semi-Detached | Fronting On: W | Rms: 7 + 1 | |
| Link: | Acreage: | Bedrooms: 3 | |
| 2-Storey | 18.5 x 126 Feet | Washrooms: 3 | |
| | Irreg: | 1x2xMain, 1x3x2nd, 1x4xBsmt | |
| Dir/Cross St: Bloor St W & Dufferin St | | | |

| | |
|------------------------|------------------------|
| MLS#: C12100089 | PIN#: 213080871 |
|------------------------|------------------------|

| | | | | | |
|--|--|--------------------------------------|--|----------------------------|--|
| Kitchens: 1 | | Exterior: Brick | | Zoning: | |
| Fam Rm: N | | Drive: Lane | | Cable TV: | |
| Basement: Part Fin / Sep Entrance | | Gar/Gar Spcs: Detached / 2 | | Gas: | |
| Fireplace/Stv: N | | Drive Park Spcs: 0 | | Water: | |
| Heat: Forced Air / Gas | | Tot Prk Spcs: 2 | | Water Supply: | |
| A/C: None | | UFFI: | | Sewer: Sewers | |
| Central Vac: N | | Pool: None | | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: 1100-1500 | | Fenced Yard, Library, Park, Place Of | | Farm/Agr: | |
| Assessment: POTL: | | Worship, Public Transit, School | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: Unknown | |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|---|-----------|-------|-------------|------------|----------------|-------------------|
| 1 | Living | Main | 13.02 | x 9.91 | Hardwood Floor | Combined W/Dining |
| 2 | Dining | Main | 10.93 | x 12.93 | Hardwood Floor | Combined W/Living |
| 3 | Kitchen | Main | 14.57 | x 12.37 | Ceramic Floor | W/O To Yard |
| 4 | Prim Bdrm | 2nd | 13.09 | x 14.8 | Laminate | Closet |
| 5 | Den | 2nd | 11.52 | x 6.86 | Laminate | |
| 6 | 2nd Br | 2nd | 9.97 | x 8.66 | Laminate | |
| 7 | 3rd Br | 2nd | 12.86 | x 8.96 | Hardwood Floor | Closet |
| 8 | Rec | Bsmt | 14.53 | x 12.4 | Fireplace | W/O To Yard |

| | | | | | | |
|---|--|--|--|--|--|--|
| Client Remks: Welcome to 498 Brock Avenue! This 2 storey semi-detached home features 3 bedrooms, 3 bathrooms, a partially finished basement with a private separate entrance and bonus detached 2 car garage. Main floor features bright and spacious living room and dining room with hardwood flooring throughout along with a large kitchen and a walk out to a private and fenced backyard. Walk up to the second floor and find 3 good size bedrooms, a den and a 3 piece bathroom. Den can easily be converted to a walk in closet to primary bedroom. Endless potential found in this home that is waiting for your touches. Fantastic location across from Brockton Stadium just steps away from Dufferin Mall, Dufferin TTC subway station, schools, College Street shop/restaurants and so much more! Perfect for first time buyers, investors. Visit Today! | | | | | | |
| Extras: | | | | | | |
| Listing Contracted With: <u>ROYAL LEPAGE SUPREME REALTY</u> 416-535-8000 | | | | | | |


29 Moutray St
Toronto Ontario M6K 1W3

Toronto C01 Little Portugal Toronto

Taxes: \$5,171.54/2024**For:** Sale**Sold:** \$1,152,000**List:** \$1,195,000**Sold Date:** 04/02/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 25

Att/Row/Twnhouse

Fronting On: S**Rms:** 7**Link:****Acreage:****Bedrooms:** 2 + 1

Bungalow

14 x 117.33 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x3xBsmt

Dir/Cross St: Dufferin St / College st.**MLS#:** C12008541**PIN#:** 213090551

Kitchens: 1
Fam Rm: N
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: < 700
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Library, Other, Park, Place Of Worship,
 Public Transit, School

Zoning: R(d1*810)-309
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Fence - Full
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-------------------|-----------------|
| 1 | Living | Main | 11.58 | x 13.48 | Hardwood Floor | Open Concept | |
| 2 | Kitchen | Main | 13.42 | x 13.48 | Hardwood Floor | Open Concept | Vaulted Ceiling |
| 3 | Prim Bdrm | Main | 15.85 | x 9.42 | Hardwood Floor | Vaulted Ceiling | Window |
| 4 | 2nd Br | Main | 11.52 | x 10.17 | Hardwood Floor | Murphy Bed | Window |
| 5 | Br | Lower | 11.25 | x 8.76 | Ceramic Floor | Closet | Window |
| 6 | Rec | Lower | 28.51 | x 12.24 | Ceramic Floor | Closet Organizers | Window |
| 7 | Laundry | Lower | 6.5 | x 8.99 | | | Walk-Up |

Client Remks: Welcome To Your Dream Home! Chic, renovated gem in the Heart Of Brockton Village. Total 1,736 Sq Ft. Stylishly renovated 2+1 bedroom, 2 bathroom retreat that blends modern design with timeless charm. Perfect home with character comfort & convenience. Bright & airy living spaces, vaulted ceilings, skylights & engineered hardwood floors that create an open, light filled atmosphere. Entertainer's chef kitchen-custom design with Canadian made cabinetry & quartz countertops. Relax on the charming front veranda overlooking a landscaped perennial garden that includes a cherry tree! A private backyard features an inviting deck perfect for summer BBQ's and weekend lounging. Flexible basement with walk-out entrance offers extra living space, a home office, or a nanny suite. Unique laneway-access to detached 1-car garage with artist-painted murals. Tons of storage & custom closets, keyless entry doors, energy-efficient LED lighting, smart dimmers & upgraded 200-amp service. Move In & Enjoy--Walk to Ossington's trendy bars & restaurants, Dundas Sts cozy cafes, boutique shops, bakeries, & Dufferin Mall. Parks, West-end YMCA. On both College and Dundas streetcar routes and short walk to Dufferin station. Everything you need is steps away! This home is a rare find move in and enjoy the best of city living with a touch of artistic flair! Public Open House March 23rd 1pm-4pm.

Extras:**Listing Contracted With:** RE/MAX REALTY SPECIALISTS INC.905-858-3434



253 Gladstone Ave
Toronto Ontario M6J 3L7

Toronto C01 Little Portugal Toronto

Taxes: \$6,652.20/2024

Sold Date: 06/07/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 96

DOM: 23

Semi-Detached

Fronting On: E

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 6 + 2

2 1/2 Storey

17.42 x 90 Feet

Washrooms: 3

Irreg:

1x3x2nd, 1x3xMain, 1x3xBsmt

Dir/Cross St: Dundas St W & Dufferin St

MLS#: C12150446

PIN#: 212950206

Kitchens: 2 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Baseboard / Electric
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat:


Zoning: Res
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|---------|-------|-------------|------------|----------------|----------------|--------|
| 1 | Br | Main | 10.43 | x 13.42 | Hardwood Floor | Window | |
| 2 | Br | Main | 11.15 | x 12.93 | Hardwood Floor | Closet | Window |
| 3 | Kitchen | Main | 10.43 | x 14.5 | Tile Floor | Eat-In Kitchen | Window |
| 4 | Br | 2nd | 14.17 | x 15.32 | Hardwood Floor | Window | |
| 5 | Br | 2nd | 10.93 | x 9.51 | Hardwood Floor | Window | |
| 6 | Kitchen | 2nd | 14.4 | x 8.43 | Tile Floor | Eat-In Kitchen | |
| 7 | Br | 3rd | 9.15 | x 14.17 | Parquet Floor | Closet | Window |
| 8 | Br | 3rd | 15.68 | x 14.17 | Parquet Floor | Closet | Window |
| 9 | Br | Bsmt | 8.83 | x 9.15 | Laminate | Closet | |
| 10 | Br | Bsmt | 8.83 | x 11.32 | Laminate | | |
| 11 | Kitchen | Bsmt | 12.24 | x 9.91 | Laminate | | |

Client Remks: Great Opportunity In The Heart Of Little Portugal! Opportunity Knocks in High Demand Location!! Great for Investors, Contractors, Handyman, or Builders! Potential 3-Unit Investment Property! Live In One Unit And Rent Out Others To Pay Your Mortgage or Great For a Large Family. Spacious Semi-Detached 2 1/2 Storey 6+2 Bedroom Home with 1 Legal Parking on Front Pad and Fully Renovated Basement ('25) with Separate Entrance, Brand New Water Heater (Owned), Brand New Electrical Panel ('25). Victorian Home with Lots of Character & Potential In Downtown Core! Spectacular location Just Steps To Some Of The Best That Downtown Toronto Living Has To Offer: Shops, Restaurants, Nightlife. Family-Friendly Things Like Schools, Parks, And Daycares. Excellent TTC Access + Easy Access To Lakeshore/Gardiner And More! Don't Miss This Great Opportunity

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300

|  | 130 Lindsey Ave Toronto Ontario M6H 1E6 Toronto C01 Dufferin Grove Toronto Taxes: \$4,792.44/2024 Sold Date: 06/19/2025 SPIS: N Last Status: SLD DOM: 9 | | | | Sold: \$1,170,000 List: \$999,900 For: Sale % Dif: 117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-------|--|--|---|------------------------|--|---|--|--|--|---|------|-------|-------------|------------|-------------|---|--------|------|-------|---------|--|---|----|------|-------|--------|--|---|--------|------|-------|---------|------------|---|---------|------|------|--------|--|---|-----------|-----|-------|---------|--|---|--------|-----|-------|--------|--|---|-----|-----|------|--------|--|---|---------|-------|------|--------|--|
| | Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Dufferin And College | | Fronting On: N Acreage: 16.75 x 99 Feet Irreg: | | Rms: 7 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x4x2nd | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MLS#: C12210350 | | | | | | PIN#: 213090211 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: | | | | Exterior: Alum Siding / Brick Front Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School | | | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Hydro: Phone: Municipal Sewers N Unknown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>14.17</td><td>x 13.16</td><td></td></tr><tr><td>2</td><td>Br</td><td>Main</td><td>13.68</td><td>x 9.32</td><td></td></tr><tr><td>3</td><td>Dining</td><td>Main</td><td>11.15</td><td>x 10.24</td><td>Backsplash</td></tr><tr><td>4</td><td>Mudroom</td><td>Main</td><td>9.32</td><td>x 4.82</td><td></td></tr><tr><td>5</td><td>Prim Bdrm</td><td>2nd</td><td>13.25</td><td>x 11.84</td><td></td></tr><tr><td>6</td><td>2nd Br</td><td>2nd</td><td>11.32</td><td>x 7.68</td><td></td></tr><tr><td>7</td><td>Den</td><td>2nd</td><td>9.25</td><td>x 4.99</td><td></td></tr><tr><td>8</td><td>Laundry</td><td>Lower</td><td>37.5</td><td>x 12.6</td><td></td></tr></table> | | | | | | | | | | | | # | Room | Level | Length (ft) | Width (ft) | Description | 1 | Living | Main | 14.17 | x 13.16 | | 2 | Br | Main | 13.68 | x 9.32 | | 3 | Dining | Main | 11.15 | x 10.24 | Backsplash | 4 | Mudroom | Main | 9.32 | x 4.82 | | 5 | Prim Bdrm | 2nd | 13.25 | x 11.84 | | 6 | 2nd Br | 2nd | 11.32 | x 7.68 | | 7 | Den | 2nd | 9.25 | x 4.99 | | 8 | Laundry | Lower | 37.5 | x 12.6 | |
| # | Room | Level | Length (ft) | Width (ft) | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Living | Main | 14.17 | x 13.16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Br | Main | 13.68 | x 9.32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Dining | Main | 11.15 | x 10.24 | Backsplash | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Mudroom | Main | 9.32 | x 4.82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Prim Bdrm | 2nd | 13.25 | x 11.84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 2nd Br | 2nd | 11.32 | x 7.68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Den | 2nd | 9.25 | x 4.99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Laundry | Lower | 37.5 | x 12.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client Remks: Located in the sought-after Dufferin Grove neighborhood, this recently renovated home blends modern upgrades with timeless charm. Featuring 2 bedrooms, 2 bathrooms, and 2 parking spots, it also offers three distinct outdoor spaces: a serene backyard, a cozy front porch, and a sunny second-floor deck. Inside, the main floor impresses with soaring ceilings, while updated plumbing and electrical ensure peace of mind. Just steps from top-rated schools and some of the citys best cafes, this home is the perfect mix of comfort, style, and convenience. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Extras: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Contracted With: FOREST HILL REAL ESTATE INC.416-975-5588 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



| | | | |
|---|--|---|---|
| 34 Muir Ave Toronto Ontario M6H 1E8 Toronto C01 Dufferin Grove Toronto Taxes: \$5,758.08/2024 Sold Date: 06/23/2025 SPIS: N Last Status: SLD DOM: 6 | | | Sold: \$1,270,000 List: \$1,099,000 For: Sale % Dif: 116 |
| Semi-Detached Link: 2-Storey Dir/Cross St: Dufferin/College | Fronting On: N Acreage: 15.5 x 109.5 Feet Irreg: | Rms: 10 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xLower | |

MLS#: C12225852

PIN#: 213090165

| | | | |
|--|--|---|----------------------------------|
| Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower | Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit | Zoning: Cable TV: Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown | Hydro: Y Phone: |
|--|--|---|----------------------------------|

| Waterfront: None | | | | | | | |
|-------------------------|-----------|-------|-------------|------------|-------------------|----------------|-------------------|
| # | Room | Level | Length (ft) | Width (ft) | Description | | |
| 1 | Living | Main | 12.76 | x 26.25 | Hardwood Floor | Large Window | Combined W/Dining |
| 2 | Dining | Main | 12.76 | x 26.25 | Combined W/Living | Hardwood Floor | Pot Lights |
| 3 | Kitchen | Main | 8.23 | x 16.57 | W/O To Deck | Quartz Counter | |
| 4 | Prim Bdrm | 2nd | 10.6 | x 12.6 | B/I Closet | South View | Hardwood Floor |
| 5 | 2nd Br | 2nd | 8.83 | x 9.51 | North View | Hardwood Floor | |
| 6 | 3rd Br | 2nd | 6.59 | x 10.83 | Closet Organizers | Window | Hardwood Floor |
| 7 | Family | Bsmt | 11.58 | x 24.51 | 3 Pc Bath | | |

Client Remks: All That De-Muir - This home has everything you need, all wrapped in one neat, renovated package. With 3 spacious bedrooms and a bright, open-concept living space, 34 Muir is perfect for family living. The updated kitchen features modern finishes, while the new windows, flooring, and fresh light fixtures keep everything looking sleek and fresh. A brand new roof (2025) and upgraded plumbing ensure you can move in and enjoy peace of mind for years to come. The fully finished basement with 7' ceilings is ready for anything - movie nights, home office, or play space while the private backyard oasis gives you the perfect spot to unwind. Plus, the large garage offers parking and extra storage. Just steps from parks, schools, and transit, this home blends comfort, convenience, and charm, making it the perfect place to call home.

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



362 Brock Ave
Toronto Ontario M6H 3N3
 Toronto C01 Dufferin Grove Toronto
Taxes: \$5,808.15/2024
Sold Date: 01/03/2025
SPIS: N **Last Status:** SLD **DOM:** 35

Sold: \$1,330,000
List: \$1,349,999

For: Sale

% Dif: 99

Att/Row/Twnhouse

Fronting On: W

Rms: 9 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

16.6 x 126.11 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x4x2nd

Dir/Cross St: College St / Brock Ave

MLS#: C11557764

PIN#: 213081006

Kitchens: 2 + 0
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 1
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|---------|-------|-------------|------------|-------------|
| 1 | Living | Main | 19.49 | x 10.5 | |
| 2 | Dining | Main | 13.25 | x 10.33 | |
| 3 | Kitchen | Main | 13.25 | x 12.83 | |
| 4 | Br | Main | 13.25 | x 9.68 | |
| 5 | Living | 2nd | 13.25 | x 10.5 | |
| 6 | Dining | 2nd | 12.07 | x 9.42 | |
| 7 | Kitchen | 2nd | 10.33 | x 8.23 | |
| 8 | Br | 2nd | 13.25 | x 10.07 | |
| 9 | Loft | 3rd | 23.1 | x 13.42 | |
| 10 | Rec | Bsmt | 21.1 | x 12.24 | |
| 11 | Br | Bsmt | 11.68 | x 8.5 | |
| 12 | Furnace | Bsmt | 14.93 | x 6.66 | |

Client Remks: Back with another one of those BROCK- ROCKIN BEATS! 2 x 2 Bedroom Suites providing a fantastic opportunity to live in with supplemental income to help with the monthly expenses or great investor potential with a 4% plus cap rate. Even better, the home is 100% vacant so you can take this blank canvas and create the single family home of your dreams. 362 Brock is an end unit rowhome, with a generous lot depth of 126 feet. 2.5 storey with a smashing west facing third level deck off the premier bedroom. Imagine enjoying a glass of wine as the sun sets over the west end of the city on days off. Even sit out with a coffee and experience the sun rise over the city before you head off for the day! Laneway Home potential down the road, use as a retirement vehicle to generate several thousands of cashflow a month while you travel the world. The options really are exceptional with this home! So what about location? you thought the home was good right? Well, if you're not already familiar with the location then you're in for a sweet surprise. Probably one of the biggest pros of 362 Brocks location is its proximity to Brock Public School (Gr. JK-08) with adjoining Brock Day Care Centre. Morning commute with kids vetoed as its literally a minutes walk from 362. St. Helens Catholic School down the street too. Transit a minutes walk down the street to the College streetcar. 10 minutes walk north to the Bloor Street subway line. Within 500 meters, (5-10 mins walk) you are in the heart of Dufferin Grove Park, with its newly renovated community center and recreational facilities. Need a shopping fix or even a Sunday afternoon of people watching? Dufferin Mall is right there! Bloordale Village, Dufferin Grove, Little Portugal, Little Italy need we go on about what a world of adventure awaits you here?? ARE YOU ABOUT READY TO BROCK STEADY?

Extras: Electrical and Plumbing has been updated. Furnace & AC relatively new (approx. 5 years).

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



39 Lindsey Ave
Toronto Ontario M6H 1E2
 Toronto C01 Dufferin Grove Toronto
Taxes: \$7,675.05/2024
Sold Date: 03/17/2025
SPIS: N **Last Status:** SLD **DOM:** 32

Sold: \$1,360,000
List: \$1,429,000

For: Sale **% Dif:** 95

Semi-Detached **Fronting On:** S **Rms:** 8 + 1
Link: **Acreage:** **Bedrooms:** 4
 2 1/2 Storey 19 x 117 Feet **Washrooms:** 3
Irreg: 1x3xMain, 1x3x2nd, 1x5xBsmt
Dir/Cross St: Dufferin St. and North of College

MLS#: C11971972

PIN#: 212940121

Kitchens: 2
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Public Transit, School

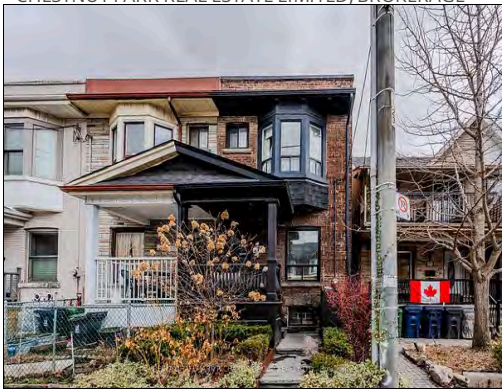
Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|----|---------|-------|-------------|------------|----------------|---------------------------|
| 1 | Living | Main | 12.89 | x 10.5 | Laminate | Fireplace |
| 2 | Br | Main | 13.45 | x 9.35 | 3 Pc Ensuite | |
| 3 | Kitchen | Main | 12.47 | x 8.2 | W/O To Yard | Eat-In Kitchen Tile Floor |
| 4 | Living | 2nd | 14.76 | x 10.5 | Closet | Hardwood Floor |
| 5 | Br | 2nd | 12.96 | x 9.51 | Closet | Hardwood Floor |
| 6 | Kitchen | 2nd | 12.8 | x 7.87 | Eat-In Kitchen | Tile Floor |
| 7 | Br | 3rd | 14.11 | x 8.86 | Closet | Hardwood Floor |
| 8 | Br | 3rd | 14.76 | x 9.68 | Closet | Hardwood Floor |
| 9 | Rec | Bsmt | 27.89 | x 12.63 | Vinyl Floor | |
| 10 | Laundry | Bsmt | 10.66 | x 6.23 | W/O To Yard | |

Client Remks: This spacious 2 1/2-storey home is perfect for a large family or for creating a rental space for extra income. It features 4 bedrooms, 3 bathrooms, 2 kitchens and an open basement with high ceilings and a a walkout to the backyard. The main floor unit has a 3pc ensuite in the bedroom. A second and third floor unit is already equipped with kitchen, bathroom and 3 bedrooms for rental income. The basement has a 5pc bathroom and separate laundry area. Or transform this spacious home into a modern large family haven with high ceilings and a tranquil backyard. Lovingly maintained by the same family for over 50 years, this home is a rare find! Nestled in the heart of Dufferin Grove Community and within walking distance to Brockton Village, Trinity Bellwoods, Little Italy and Little Portugal where you'll find some of the best bakeries and restaurants. Steps to College Street with trendy cafes, restaurants, shops, places of worship and more. A short walk to Dufferin Mall and Dufferin Grove Park. TTC just steps away and easy access to the highway, as well as public transit to Chinatown, and a host of other amenities makes this a perfect location.

Extras:

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



| | | | | | |
|---|--|-------------------------|--------------------------|-----------------------------|-------------------|
| 575 Lansdowne Ave | | | Sold: \$1,365,000 | | |
| Toronto Ontario M6H 3Y2 | | | List: \$999,000 | | |
| Toronto C01 Dufferin Grove Toronto | | | | | |
| Taxes: \$5,508/2025 | | | For: Sale | | % Dif: 137 |
| Sold Date: 04/07/2025 | | | | | |
| SPIS: N | | Last Status: SLD | | DOM: 6 | |
| Semi-Detached | | Fronting On: E | | Rms: 6 + 3 | |
| Link: | | Acreage: | | Bedrooms: 3 + 1 | |
| 2-Storey | | 20 x 140 Feet | | Washrooms: 3 | |
| Irreg: | | | | 1x2xMain, 1x4x2nd, 1x4xBsmt | |
| Dir/Cross St: Bloor St W & Lansdowne Ave | | | | | |

| | |
|------------------------|------------------------|
| MLS#: C12054163 | PIN#: 213080102 |
|------------------------|------------------------|

| | | | | | | |
|---|--|--|--|---|--|---|
| Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Heat Pump / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: | | Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: | | Hydro: Phone: Municipal Sewers Unknown |
|---|--|--|--|---|--|---|

| # | Room | Level | Length (ft) | | Width (ft) | Description |
|---|-----------|-------|-------------|---|------------|-----------------------------|
| 1 | Living | Main | 9.55 | x | 15.85 | Hardwood Floor Large Window |
| 2 | Dining | Main | 10.79 | x | 14.37 | Hardwood Floor Window |
| 3 | Kitchen | Main | 9.71 | x | 14.6 | W/O To Deck Window |
| 4 | Prim Bdrm | 2nd | 13.78 | x | 15.32 | Large Window |
| 5 | 2nd Br | 2nd | 8.33 | x | 14.99 | Window B/I Closet |
| 6 | 3rd Br | 2nd | 9.71 | x | 7.97 | W/O To Balcony |
| 7 | Rec | Bsmt | 12.37 | x | 23.1 | B/I Bookcase |
| 8 | Br | Bsmt | 8.27 | x | 12.24 | Window |

| | | | | | | |
|--|--|--|--|--|--|--|
| Client Remks: Step into this super charming, 3+1-bedroom, 3-bathroom semi-detached west-end gem! Featuring a vintage farmhouse kitchen, your own laneway parking spot, a deep lot and beautiful backyard, this home is perfect for creating lifelong memories. On the main floor, you'll find a bright sun-filled living room, a spacious dining room, gorgeous original hardwood floors and extra high ceilings. The beautiful tiled kitchen makes cooking feel like a serene getaway. Upstairs, discover a generously sized primary bedroom with plenty of room for a king bed, and 2 additional bedrooms for guests or family. Whether it's in the basement rec room, sunny living room, or warm back deck, this house is the perfect spot for entertaining. Don't miss out on this fabulous home that seamlessly combines city living with cool west-end charm. | | | | | | |
| Extras: | | | | | | |
| Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303 | | | | | | |



59 Rushholme Park
Toronto Ontario M6J 2E1
 Toronto C01 Little Portugal Toronto
Taxes: \$6,666.48/2024
Sold Date: 04/17/2025
SPIS: N
Last Status: SLD
DOM: 2

Sold: \$1,390,000
List: \$1,390,000

For: Sale

% Dif: 100

Semi-Detached

Fronting On: W

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 5

2 1/2 Storey

20.33 x 115.65 Feet

Washrooms: 4

Irreg:

1x3x3rd, 1x3x2nd, 1x3xMain,
1x3xBsmt

Dir/Cross St: College / Dovercourt

MLS#: C12083998

PIN#: 212950237

Kitchens: 2 + 1

Fam Rm: Y

Basement: Sep Entrance

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 1500-2000

Assessment: **POTL:**

POTL Mo Fee:

Laundry lev: Lower

Exterior:

Brick

Drive:

Private

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

1

Tot Prk Spcs:

1

UFFI:

Pool:

None

Prop Feat:

Family Room, Fireplace/Stove, Hospital,
Park, Place Of Worship, Public Transit,
School

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Hydro:

Phone:

Municipal

Sewers

Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|---------|-------|-------------|------------|-------------|
| 1 | Family | Main | 0 | 0 | |
| 2 | Kitchen | Main | 0 | 0 | |
| 3 | Br | Main | 0 | 0 | |
| 4 | 2nd Br | 2nd | 0 | 0 | |
| 5 | 3rd Br | 2nd | 0 | 0 | |
| 6 | 4th Br | 2nd | 0 | 0 | |
| 7 | Living | 3rd | 0 | 0 | |
| 8 | 5th Br | 3rd | 0 | 0 | |
| 9 | Kitchen | 3rd | 0 | 0 | |
| 10 | Living | Bsmt | 0 | 0 | |
| 11 | Kitchen | Bsmt | 0 | 0 | |

Client Remks: Attention Builders, Renovators & Investors! Incredible opportunity in one of Toronto's most sought-after neighbourhoods Little Portugal. This 2-storey home is laid out with 5 bedrooms, 3 kitchens, 4 bathrooms, and a finished attic, offering exceptional potential to reconfigure and create a custom layout. Whether you're looking to unlock future income or transform it into your ideal family home, the possibilities are endless. Furnace and rear flat portion of the roof both replaced 2 years ago. Prime location, just steps to transit, shops, restaurants, and all the vibrancy the area has to offer. Being sold As Is, Where Is, with no warranties.

Extras:

Listing Contracted With: CITYSCAPE REAL ESTATE LTD.905-241-2222



| | | | |
|--|---|--|---|
| 299 Brock Ave Toronto Ontario M6K 2M5 Toronto C01 Little Portugal Toronto Taxes: \$6,544.89/2024 Sold Date: 03/22/2025 SPIS: N Last Status: SLD DOM: 2 | | | Sold: \$1,410,000 List: \$1,449,900 For: Sale % Dif: 97 |
| Att/Row/Townhouse Link: 3-Storey Dir/Cross St: Dundas St West & Brock Ave | Fronting On: E Acreage: 13 x 60 Feet Irreg: | Rms: 6 + 3 Bedrooms: 3 Washrooms: 3 1x3xBsmt, 1x4x2nd, 1x4x3rd | |

MLS#: C12032591 **PIN#:** 213090720

| | | | |
|---|--|--|------------------------------------|
| Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apex Age: Apex Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper | Exterior: Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Library, Park, Public Transit, Rec Centre, School | Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown | Hydro: Y Phone: A |
|---|--|--|------------------------------------|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|---------------|-------------------|
| 1 | Kitchen | Main | 14.99 | x 8.99 | Hardwood Floor | Centre Island | W/O To Yard |
| 2 | Living | Main | 12.99 | x 12.01 | Hardwood Floor | Open Concept | Combined W/Dining |
| 3 | Dining | Main | 8.01 | x 8.01 | Hardwood Floor | Open Concept | Combined W/Living |
| 4 | 2nd Br | 2nd | 13.42 | x 12.01 | Hardwood Floor | Double Closet | West View |
| 5 | 3rd Br | 2nd | 12.01 | x 9.25 | Hardwood Floor | Double Closet | East View |
| 6 | Prim Bdrm | 3rd | 12.01 | x 11.84 | Hardwood Floor | 4 Pc Ensuite | W/O To Patio |
| 7 | Other | 3rd | 12.99 | x 13.12 | Wood Floor | Balcony | West View |
| 8 | Rec | Bsmt | 11.68 | x 8.99 | Concrete Floor | 3 Pc Bath | |
| 9 | Other | Bsmt | 13.91 | x 12.07 | Concrete Floor | B/I Closet | B/I Shelves |


Client Remks: Brilliance on Brock. This Totally Freehold Townhouse Has so Much to Offer. Big Bedrooms, Large Living Areas, Huge Ceiling Heights & a Remarkably Low-Maintenance Lifestyle. Not to Mention NO Condo Fees! Thoughtful Built-Ins on the Main Floor Add a Ton of Storage Space. Full Size Appliances From the Bertazzoni Gas Range to the 2nd Flr W/D Make Family Life a Lot Easier. The 3rd Flr Primary Has Its Own Door for Some Coveted Privacy & a Big West-Facing Terrace for a Bit of Serenity. BTW Both the Backyard & Rooftop Have Gas & Water Lines - Enjoy. Nothing Beats the Neighbourhood Either. Close Proximity to Parks, Unbelievably Easy Access to Transit & So Many Coffee Shops You Can Choose a Different One for Every Day of the Week. Eclectic Shops, Bakeries, Restaurants & The Ossington Strip are All in Walking Distance. Trinity Bellwoods, High Park & the Waterfront Are Close By Too. For the Wee Ones, earlyON Options, Kids Programs & Daycares are Everywhere. Dundas West is Where Its At!

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

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/25/2025 4:46:03 PM



20 Margueretta St

Toronto Ontario M6K 2P4

Toronto C01 Dufferin Grove Toronto

Taxes: \$5,535/2025

Sold Date: 06/24/2025

SPIS: N

For: Sale

% Dif: 106

Sold: \$1,436,500

List: \$1,349,000

Semi-Detached

Link:

2-Storey

Dir/Cross St: Dufferin and Dundas

Fronting On: W

Acreage:

17.5 x 100.11 Feet

Irreg:

Rms: 7

Bedrooms: 3 + 1

Washrooms: 3

1x2xMain, 1x4x2nd, 1x3xBsmt

MLS#: C12228369

PIN#: 213080637

Kitchens:

Fam Rm:

Basement:

Fireplace/Stv:

Heat:

A/C:

Central Vac:

Apx Age:

Apx Sqft:

Assessment:

POTL Mo Fee:

Laundry lev:

1

N

Finished

Y

Forced Air / Gas

Wall Unit

N

1100-1500

POTL:

Exterior:

Drive:

Gar/Gar Spcs:

Drive Park Spcs:

Tot Prk Spcs:

UFFI:

Pool:

Prop Feat:

Brick

Lane

None / 0

1

1

None

Fireplace/Stove

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Sewers

Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|---------------------|----------------|
| 1 | Living | Main | 8.2 | x 12.47 | Gas Fireplace | Picture Window | Hardwood Floor |
| 2 | Dining | Main | 12.14 | x 13.12 | Large Window | Combined W/Living | Hardwood Floor |
| 3 | Kitchen | Main | 11.48 | x 15.09 | Centre Island | Ceramic Back Splash | Walk-Out |
| 4 | Prim Bdrm | 2nd | 14.44 | x 12.14 | Bay Window | W/W Closet | Hardwood Floor |
| 5 | 2nd Br | 2nd | 8.86 | x 11.81 | Picture Window | Closet | Hardwood Floor |
| 6 | 3rd Br | 2nd | 11.15 | x 7.87 | Window | Hardwood Floor | |
| 7 | Rec | Lower | 28.22 | x 9.51 | 3 Pc Bath | Concrete Floor | Window |

Client Remks:

Extras:


Listing Contracted With:

Margueretta Gem - This beautifully renovated, two-storey semi offers the perfect balance of style, comfort, and practicality ideally located on a friendly, tree-lined street in vibrant Dufferin Grove. With three spacious bedrooms, a finished basement, and a landscaped backyard, this is a home that truly delivers. The standout feature is the designer-renovated main floor thoughtfully planned and expertly executed. The open-concept layout includes: a stunning white chefs kitchen with high-end finishes, a walk-out to the backyard, a stylish gas fireplace with tile surround, a well-placed two-piece powder room, and gleaming hardwood floors throughout. A generous front hall double closet adds a rare touch of function practicality that's hard to come by! Upstairs, you'll find three well-proportioned bedrooms. The sunlit primary easily accommodates a king-sized bed and features wall-to-wall closets. The renovated bathroom feels like a spa, complete with a freestanding soaker tub and elegant finishes. The finished basement offers flexible living space ideal for a family room, home office, or guest suite and includes a new three-piece bathroom. All this in a welcoming neighbourhood known for its sense of community, great schools, nearby parks, and easy access to transit, restaurants, and shopping on College and Dundas.

ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112

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| | | | | | | |
|---|---|--|--|---|--|--|
|  | 108 Concord Ave Toronto Ontario M6H 2P3 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,385/2025 Sold Date: 05/09/2025 SPIS: N Last Status: SLD DOM: 3 | | | Sold: \$1,500,000 List: \$999,000 For: Sale % Dif: 150 | | |
| | Semi-Detached Link: 3-Storey Dir/Cross St: Ossington Ave/Dewson St | | Fronting On: W Acreage: 31 x 137 Feet Irreg: | | Rms: 8 + 1 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x3x2nd | |
| | | | | | | |
| | MLS#: C12126678 PIN#: 212810248 | | | | | |
| Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: | | | Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown | |
| # Room Level Length (ft) Width (ft) Description | | | | | | |
| 1 Kitchen Main 14.93 x 11.32 | | | | | | |
| 2 Dining Main 17.36 x 11.12 | | | | | | |
| 3 Living Main 12.3 x 12.2 | | | | | | |
| 4 Kitchen 2nd 14.93 x 6.43 | | | | | | |
| 5 Prim Bdrm 2nd 17.26 x 13.98 | | | | | | |
| 6 2nd Br 2nd 11.45 x 14.93 | | | | | | |
| 7 3rd Br 3rd 17.36 x 11.52 | | | | | | |
| 8 4th Br 3rd 9.22 x 14.7 | | | | | | |
| 9 Laundry Bsmt 6.63 x 8.83 | | | | | | |
| Client Remks: An unmissable opportunity to recreate a luxury masterpiece in one of Toronto's most iconic neighbourhoods! Welcome to the heart of the city, where modern charm, culture, and convenience converge. Just steps from the vibrant energy of Little Italy and moments from Trinity Bellwoods Park, Queen St W and King Street's upscale dining experiences, this rare-to-market property offers more than just a home - it offers a vision for the most discerning of Buyers. Imagine creating a custom-designed sanctuary with wide-plank white oak hardwood floors, and floor-to-ceiling windows that flood the home with natural light. Transform the main floor into an open-concept layout anchored by a state-of-the-art chefs kitchen featuring custom cabinetry, a waterfall-edge stone island, integrated high-end appliances, and sleek pendant lighting. Add a glass-enclosed wine wall, imported Italian marble backsplash, and smart-home automation to elevate both form and function. Ascend upstairs, and craft your very own serene primary retreat with a spa-like ensuite finished with radiant heated floors, a soaker tub, and a frameless glass shower. The possibilities are absolutely endless with the right vision, tailoring this property into a modern masterpiece that stands out in one of Toronto's most iconic and walkable neighborhoods. Whether you're an end-user looking to build your forever home or an investor ready to maximize value, this is your chance to bring a bold luxury vision to life in the heart of the city! | | | | | | |
| Extras: | | | | | | |
| Listing Contracted With: SAM MCDADI REAL ESTATE INC. 905-502-1500 | | | | | | |



652 Ossington Ave
Toronto Ontario M6G 3T7
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$6,637.88/2024 **For:** Sale **% Dif:** 103
Sold Date: 03/19/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Att/Row/Twnhouse **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 16 x 92 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4xBsmt
Dir/Cross St: Ossington/Harbord

MLS#: C12014513**PIN#:** 212820244

| | | |
|---------------------------------|-----------------------------------|------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Drive: None | Cable TV: |
| Basement: Finished | Gar/Gar Spcs: None / 0 | Gas: Hydro: |
| Fireplace/Stv: Y | Drive Park Spcs: 0 | Water: Phone: |
| Heat: Forced Air / Gas | Tot Prk Spcs: 0 | Water Supply: Sewer: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: N | Pool: None | Waterfront: |
| Apx Age: | Prop Feat: Fireplace/Stove | Retirement: |
| Apx Sqft: 1500-2000 | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|-------------|
| 1 | Living | Main | 29.17 | x 9.48 | |
| 2 | Dining | Main | 29.17 | x 9.48 | |
| 3 | Kitchen | Main | 15.81 | x 10.7 | |
| 4 | Prim Bdrm | 2nd | 15.16 | x 12.5 | |
| 5 | 2nd Br | 2nd | 11.29 | x 9.61 | |
| 6 | 3rd Br | 2nd | 11.19 | x 9.71 | |
| 7 | 4th Br | 3rd | 12.63 | x 12.7 | |
| 8 | 5th Br | 3rd | 14.93 | x 8.37 | |

Client Remks: Tucked at the end of a picturesque row of homes, this century-old property, more akin to a semi-detached residence, seamlessly blends historic charm with contemporary sophistication. Located just a short 4-minute walk from Ossington Subway Station and steps from the eclectic shops and restaurants along Bloor Street, this home offers unparalleled convenience in a highly walkable neighbourhood. Upon entering the vestibule, you're immediately greeted by an open-concept living and dining area, bathed in natural light thanks to soaring ceilings and expansive windows. The beautifully renovated kitchen is a standout, featuring abundant cabinetry and countertops, ensuring both style and function. Overlooking the backyard, the kitchen serves as a peaceful retreat, effortlessly blending indoor and outdoor living. The west-facing backyard is bathed in afternoon sunlight, offering the perfect setting for relaxation or entertaining. The second floor features three thoughtfully appointed bedrooms and an updated bathroom. The primary suite is a true sanctuary, with oversized arched windows that capture the homes historic charm and flood the room with natural light. The third level, with two additional bedrooms, offers privacy and versatility, ideal for a growing family or those in need of a home office, gym, or guest quarters. With five generously sized bedrooms, this home provides ample space to accommodate modern living, whether for family, work, or hosting guests. The basement, awaiting your vision, presents endless possibilities for additional living space or a recreation room. This home perfectly combines the timeless elegance of a century-old property with the modern amenities needed for todays lifestyle. With abundant space, lasting appeal, and an unbeatable location, it provides more than just a place to live, it offers a space to truly thrive. Please see virtual tour! Additional street parking available for \$25.07/month

Extras:**Listing Contracted With:** EXP REALTY866-530-7737



378 Rusholme Rd
Toronto Ontario M6H 2Z5
 Toronto C01 Dufferin Grove Toronto
Taxes: \$8,008.40/2025 **For:** Sale **% Dif:** 113
Sold Date: 06/16/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Semi-Detached **Fronting On:** W **Rms:** 9 + 1
Link: **Acreage:** **Bedrooms:** 3
3-Storey **18.5 x 147 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x2x3rd**
Dir/Cross St: Dovercourt & Bloor

MLS#: C12208995**PIN#:** 212930347

| | | |
|-------------------------------|-------------------------------------|----------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Drive: Front Yard | Cable TV: |
| Basement: Unfinished | Gar/Gar Spcs: None / 0 | Gas: |
| Fireplace/Stv: Y | Drive Park Spcs: 1 | Water: |
| Heat: Forced Air / Gas | Tot Prk Spcs: 1 | Water Supply: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: N | Pool: None | Waterfront: None |
| Apx Age: | Prop Feat: | Retirement: |
| Apx Sqft: 1500-2000 | Family Room, Fireplace/Stove, Park, | Farm/Agr: |
| Assessment: POTL: | School | Oth Struct: |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |


Waterfront: None

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1 | Foyer | Main | 10.1 | x 4.79 | Hardwood Floor | W/O To Porch | |
| 2 | Living | Main | 15.29 | x 11.15 | Hardwood Floor | Picture Window | Fireplace |
| 3 | Dining | Main | 12.3 | x 9.25 | Hardwood Floor | Window | Crown Moulding |
| 4 | Kitchen | Main | 15.81 | x 10.6 | Hardwood Floor | Pantry | Stainless Steel Appl |
| 5 | Family | Main | 7.61 | x 10.6 | Hardwood Floor | W/O To Deck | West View |
| 6 | Br | 2nd | 12.99 | x 9.51 | Hardwood Floor | Closet | Ensuite Bath |
| 7 | Br | 2nd | 12.76 | x 14.99 | Hardwood Floor | Closet | Stained Glass |
| 8 | Bathroom | 2nd | 15.09 | x 10.3 | Tile Floor | Closet | Separate Shower |
| 9 | Prim Bdrm | 3rd | 25.98 | x 13.29 | Hardwood Floor | Ensuite Bath | W/O To Terrace |
| 10 | Rec | Lower | 25 | x 14.24 | Concrete Floor | Open Concept | |
| 11 | Utility | Lower | 14.76 | x 14.24 | Concrete Floor | | |

Client Remks: Welcome to 378 Rusholme Road A Hidden Gem in the Heart of Toronto. Nestled on a quiet, tree-lined street in one of Toronto's most sought-after neighborhoods, 378 Rusholme Road is where timeless elegance meets modern living. Here you'll find the perfect blend of classic charm and contemporary sophistication, in this updated 1890 Victorian only steps to transit and shops along Bloor Street. Step inside to discover a spacious, light-filled interior with hardwood flooring, high ceilings, and original character throughout. Formal living and dining spaces flow through to an updated kitchen and family room addition and out through french doors onto a newly built private, backyard deck and large garden ideal for summer gatherings or peaceful evenings under the stars. Upstairs, you'll find an oversized spa-inspired ensuite bath and ample closet space within each bedroom, while the third floor boasts a luxury master ensuite, complete with another private terrace for taking in the summer nights in the city. Located only minutes from top schools, parks, shopping, and transit, 378 Rusholme Road combines tranquility with unbeatable urban convenience. Don't miss your chance to own a piece of Toronto luxury-schedule your private viewing today!

Extras:**Listing Contracted With:** BOSLEY - TORONTO REALTY GROUP INC. 416-642-2660



| | | | | | |
|--|------------------------------------|--------------------------------------|--------------------------|------------------------|-------------------|
|  | 311 Margueretta St | | Sold: \$1,640,000 | | |
| | Toronto Ontario M6H 3S4 | | List: \$1,450,000 | | |
| | Toronto C01 Dufferin Grove Toronto | | | | |
| | Taxes: \$6,380.38/2024 | | For: Sale | | |
| | Sold Date: 04/23/2025 | | % Dif: 113 | | |
| | SPIS: N | | DOM: 1 | | |
| | Last Status: SLD | | | | |
| | Semi-Detached | | Fronting On: E | | Rms: 7 + 2 |
| Link: | | Acreage: | | Bedrooms: 3 + 1 | |
| 2-Storey | | 19.22 x 126 Feet | | Washrooms: 2 | |
| | | Irreg: | | 1x4x2nd, 1x3xBsmt | |
| | | 19.22 Lot front, 17.5 lot rear | | | |
| | | Dir/Cross St: Bloor/Lansdowne | | | |

MLS#: C12095963

PIN#: 213080775

| | | | | | |
|-----------------------|-------------------------|-------------------------|--------------------------------------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick / Vinyl Siding | Zoning: | |
| Fam Rm: | N | Drive: | Lane | Cable TV: | Hydro: |
| Basement: | Finished / Sep Entrance | Gar/Gar Spcs: | Detached / 2 | Gas: | Phone: |
| Fireplace/Stv: | N | Drive Park Spcs: | 2 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 2 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | 100+ | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1100-1500 | | Fenced Yard, Library, Park, Place Of | Farm/Agr: | |
| Assessment: | POTL: | | Worship, Public Transit, School | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | Lower | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------------|----------------|---------------------|
| 1 | Living | Main | 11.81 | x 14.11 | Hardwood Floor | Window | Combined W/Dining |
| 2 | Dining | Main | 10.5 | x 11.81 | Window | Hardwood Floor | Imitation Fireplace |
| 3 | Kitchen | Main | 10.83 | x 15.42 | Stainless Steel Appl | Quartz Counter | Centre Island |
| 4 | Mudroom | Main | 6.23 | x 7.87 | Porcelain Floor | Window | W/O To Deck |
| 5 | Prim Bdrm | Upper | 12.8 | x 12.47 | Bay Window | B/I Closet | Closet |
| 6 | 2nd Br | 2nd | 10.83 | x 9.84 | Window | Closet | Hardwood Floor |
| 7 | 3rd Br | 2nd | 9.19 | x 10.83 | Hardwood Floor | Window | O/Looks Backyard |
| 8 | Rec | Bsmt | 13.12 | x 24.28 | Hardwood Floor | Pot Lights | Window |
| 9 | Br | Bsmt | 9.51 | x 8.53 | Wall Sconce Lighting | Hardwood Floor | |

Client Remks: 311 Margueretta St is the kind of home that feels as good as it looks - warm, character-filled, and upgraded where it counts. Set on a deep lot with a two-car garage in Brockton Village, this semi has been thoughtfully maintained and renovated with care. The main floor flows from the front dining room into a cozy living space and through to the renovated kitchen, where exposed brick, custom millwork, high-end stainless steel appliances, a full pantry, and a large island come together to create a space that's both functional and inviting. At the back, a proper mudroom with built-in storage leads out to a raised deck with a gas BBQ hookup, space to garden, and direct access to the 2 car garage. Upstairs, the king-sized primary bedroom features a wall-to-wall built-in closet (2024), joined by two more good-sized bedrooms and an updated family bathroom. The basement was underpinned and waterproofed, with 8' ceilings, a separate entrance, a full 3-piece bath w/laundry, and a flexible bonus room - ideal for guests, work, or a future rental (with a rough-in for a kitchen). Major improvements include new windows, furnace, A/C, electrical, front door, sloped roof, and deck - all done in the past decade with permits. Located steps to parks, great schools, the UP Express, TTC, and local favourites like Sugo, Burdock, and Home Bakery, this is a home that blends long-term practicality with everyday joy.

Extras:

Listing Contracted With: BSPOKE REALTY INC.416-274-2068



451 1/2 Brock Ave
Toronto Ontario M6H 3N7
 Toronto C01 Dufferin Grove Toronto
Taxes: \$6,003.90/2025
Sold Date: 04/27/2025
SPIS: N
Last Status: SLD
DOM: 20

Sold: \$1,660,000
List: \$1,679,000

For: Sale
% Dif: 99

Semi-Detached
Link:
 2-Storey
Fronting On: E
Acreage:
 14.99 x 110 Feet
Irreg:
Dir/Cross St: Bloor & Dufferin
Rms: 7
Bedrooms: 3
Washrooms: 3
 1x4x2nd, 1x3xBsmt, 1x3xMain

MLS#: C12067805

PIN#: 213090089

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Available
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Library, Park, Place Of
 Worship, Public Transit, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer:
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig:
Hydro:
Phone: Municipal
 Sewers
 Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-------------------|----------------------|
| 1 | Living | Main | 13.68 | x 13.12 | Hardwood Floor | Combined W/Dining | Fireplace |
| 2 | Dining | Main | 13.68 | x 13.12 | Hardwood Floor | Combined W/Living | Large Window |
| 3 | Kitchen | Main | 13.16 | x 15.91 | Hardwood Floor | Custom Counter | Stainless Steel Appl |
| 4 | Prim Bdrm | 2nd | 12.83 | x 11.58 | Hardwood Floor | B/I Closet | Fireplace |
| 5 | 2nd Br | 2nd | 8.01 | x 14.6 | Hardwood Floor | B/I Closet | Window |
| 6 | 3rd Br | 2nd | 7.32 | x 13.48 | Hardwood Floor | B/I Closet | Window |
| 7 | Rec | Bsmt | 12.24 | x 17.49 | Vinyl Floor | Walk-Out | Pot Lights |
| 8 | Laundry | Bsmt | 8.5 | x 8.01 | Sump Pump | Laundry Sink | |

Client Remks: Welcome to 451 1/2 Brock Avenue Where Style Meets Comfort! Fully renovated in 2023, this stunning home features sleek white oak floors, elegant stairs and railing, 2 cozy gas fireplaces, and custom-built cabinets and closets. The primary bedroom offers ultimate comfort with electric blinds and its own gas fireplace. Its completely turnkey just move in and start living your dream! Entertain in Style with a beautifully landscaped yard and a gas hookup ready for summer BBQs. Or, kick back and relax indoors by the fire. Prime Location! Nestled between Little Italy, Little Portugal, Trinity Bellwoods, Roncesvalles, and Bloorville Village, you're steps away from vibrant shops, top-rated schools, trendy restaurants, and multiple transit options (TTC and GO). Commuting downtown? It's just a short walk, subway, or streetcar ride away! Garage with Big Potential! This rare two-car parking property includes a garage and a legal parking pad. The garage features a separate electrical panel ready to charge your electric vehicle, and it's built on a solid foundation perfect for a potential garden suite above. Move in and make it yours!

Extras:

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 416-637-8000



280 Margueretta St
Toronto Ontario M6H 3S3
Toronto C01 Dufferin Grove Toronto
Taxes: \$5,679.39/2024
Sold Date: 05/26/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$1,710,280
List: \$1,289,000

For: Sale
% Dif: 133

Semi-Detached
Link:
2-Storey

Dir/Cross St: Bloor and Dufferin

Fronting On: W
Acreage:
16.67 x 127 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 0
Washrooms: 2
1x3x2nd, 1x4xBsmt

MLS#: C12159280

PIN#: 213080545

| | | |
|--------------------------------------|-----------------------------------|----------------------------|
| Kitchens: 1 | Exterior: Brick / Wood | Zoning: |
| Fam Rm: Y | Drive: Lane | Cable TV: |
| Basement: Finished / Full | Gar/Gar Spcs: Detached / 1 | Gas: |
| Fireplace/Stv: Y | Drive Park Spcs: 0 | Water: |
| Heat: Forced Air / Gas | Tot Prk Spcs: 1 | Water Supply: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: N | Pool: None | Waterfront: |
| Apx Age: | Prop Feat: | Retirement: |
| Apx Sqft: 1100-1500 | Family Room, Fireplace/Stove | Farm/Agr: |
| Assessment: 2024 POTL: | | Oth Struct: |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|----------|-------|-------------|------------|-------------|
| 1 | Living | Main | 12.76 | x 13.25 | |
| 2 | Dining | Main | 8.99 | x 13.25 | |
| 3 | Kitchen | Main | 10.5 | x 13.25 | |
| 4 | Family | Main | 13.42 | x 9.42 | |
| 5 | Br | 2nd | 8.6 | x 13.25 | |
| 6 | 2nd Br | 2nd | 9.51 | x 13.25 | |
| 7 | 3rd Br | 2nd | 9.51 | x 10.01 | |
| 8 | Rec | Bsmt | 24.18 | x 11.75 | |
| 9 | Exercise | Bsmt | 6.27 | x 12.01 | |

Client Remks: Welcome to 280 Margueretta Street - a beautifully renovated, solid brick 3-bedroom, 2-bathroom gem in the heart of vibrant, family-friendly Bloordale/Brockton Village. From the moment you step inside, you'll be struck by the warmth, charm, and smart design that make this home truly special. The main floor features a partially open-concept layout that's perfect for both laid-back living and entertaining friends. The inviting living room, anchored by a cozy air-tight fireplace insert, is the ultimate spot to curl up during cooler months. The modern, generously sized kitchen flows seamlessly into the dining area perfect for everything from casual weeknight dinners to larger gatherings. At the back of the home, a stunning, sun-filled addition (2012) offers a bright and versatile space - ideal as a family room, home office, or creative studio. Upstairs, you'll find three delightful bedrooms, all with original hardwood floors and closets, and a walk-out to a very private second-floor sun deck - the perfect perch for your morning coffee or evening wind-down. The fully finished lower level adds even more living space, complete with a large rec room, a stylish 4-piece bath, and tons of storage - perfect for a media room, guest suite, gym, or kids' zone. Step outside to a beautifully landscaped, fully enclosed backyard featuring a lush, low-maintenance perennial garden - a private oasis for gardeners and outdoor lovers alike. The spacious 1.5-car detached garage off the laneway offers parking and loads of extra storage. Meticulously cared for and truly move-in ready (excellent home inspection available), this standout home is just minutes from the subway, excellent parks, great schools, and some of the city's most beloved shops and restaurants. 280 Margueretta offers the best of city living in a vibrant, close-knit community. Don't miss it! Open House: Saturday/Sunday, May 24th/25th, 2pm - 4pm

Extras:

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

| | | | | | | |
|---|---|--------------|---|--|--|--|
|  | 323 Brock Ave Toronto Ontario M6K 2M6 Toronto C01 Little Portugal Toronto Taxes: \$10,701/2024 Sold Date: 05/26/2025 SPIS: N Last Status: SLD DOM: 34 | | | Sold: \$1,770,000 List: \$1,849,000 For: Sale % Dif: 96 | | |
| | Semi-Detached Link: 3-Storey | | Fronting On: E Acreage: 24.67 x 70 Feet Irreg: | | Rms: 9 + 4 Bedrooms: 5 + 3 Washrooms: 4 1x4xMain, 1x4x2nd, 1x3x3rd, 1x4xLower | |
| | Dir/Cross St: Brock and Dundas | | | | | |
| | MLS#: C12095531 PIN#: 213090449 | | | | | |
| Kitchens: 2 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev: | | | Exterior: Brick Drive: Other Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: | | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown | |
| Hydro: Phone: Municipal | | | | | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | |
| Client Remks: The possibilities are endless for this versatile duplex. Two gorgeous fully renovated apartments over 4 levels. Built in 2019 this 3 storey semi is perfect for friends, multi generational families or savvy investors. First floor and basement unit has 3+1 bedrooms and 2 bathrooms, 8 foot ceilings in the basement with large windows and two walkouts that fill the space with natural light. Owner occupied upper level suite is 3+1 bedrooms with 2 bathrooms and multiple sun decks. Both units have stunning chef's kitchens, with quartz counters, engineered hardwood floors, and renovated bathrooms. Ensuite laundry for each unit and separately metered. Located in Brockton Village, situated perfectly between Dundas and College.Walk to everything, coffee shops, restaurants, groceries and retail. Please contract L/A regarding parking. Lower unit currently paying \$4350/month. | | | | | | |
| Extras: | | | | | | |
| Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875 | | | | | | |


161 Concord Ave
Toronto Ontario M6H 2P2

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,754/2024**For:** Sale**Sold:** \$1,793,000**List:** \$1,799,000**% Dif:** 100**Sold Date:** 03/29/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

Fronting On: E**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

22.5 x 123 Feet

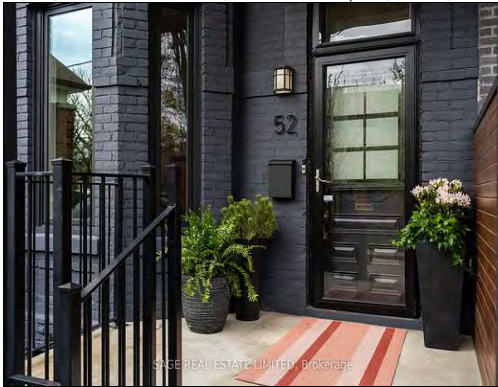
Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** Hepbourne and Dovercourt**MLS#:** C12041880**PIN#:** 212810316

| | | | | | |
|-----------------------|------------------|-------------------------|--------------|----------------------|---------------|
| Kitchens: | 2 + 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | N | Drive: | | Cable TV: | |
| Basement: | Apartment | Gar/Gar Spcs: | Detached / 2 | Gas: | Hydro: |
| Fireplace/Stv: | N | Drive Park Spcs: | 0 | Water: | Phone: |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 2 | Water Supply: | Municipal |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1500-2000 | | | Farm/Agr: | |
| Assessment: | 2024 POTL: | | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|---------|-------|-------------|------------|--------------------|--------------|----------------|
| 1 | Living | Main | 31.5 | x 11.81 | Hardwood Floor | | |
| 2 | Dining | Main | 31.5 | x 9.19 | Hardwood Floor | Bay Window | |
| 3 | Kitchen | Main | 15.42 | x 9.84 | Hardwood Floor | Renovated | |
| 4 | Br | 2nd | 14.76 | x 9.61 | Hardwood Floor | Closet | Bay Window |
| 5 | Br | 2nd | 9.19 | x 9.02 | Hardwood Floor | | |
| 6 | Kitchen | 2nd | 12.2 | x 9.19 | | | |
| 7 | Br | 2nd | 11.81 | x 9.61 | Hardwood Floor | Closet | |
| 8 | Br | 3rd | 15.06 | x 9.51 | W/I Closet | Irregular Rm | Hardwood Floor |
| 9 | Br | 3rd | 9.42 | x 12.86 | Hardwood Floor | 4 Pc Ensuite | W/O To Deck |
| 10 | Living | Bsmt | 14.11 | x 12.93 | Combined W/Kitchen | | |
| 11 | Kitchen | Bsmt | 14.11 | x 18.04 | Combined W/Living | | |
| 12 | Br | Bsmt | 9.38 | x 7.87 | Closet | | |

Client Remks: Urban Living at Its Finest. Spacious 5 Bedroom Renovated With Taste. This Wide Semi (22.5 ft) Is Located Two Blocks South Of Bloor And Two Blocks North Of College. The Basement Is a Finished 1 Bedroom In-law Suite With Separate Entrance. The Second Floor Kitchen Can Be Converted To A Huge Family Bathroom. Large Backyard With Double Car Garage With Access By The Lane.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-530-1080



52 Coolmine Rd
Toronto Ontario M6J 3E9
 Toronto C01 Little Portugal Toronto
Taxes: \$7,410.39/2025 **For:** Sale **% Dif:** 118
Sold Date: 05/13/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Semi-Detached **Fronting On:** E **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 4 + 1
2-Storey **22 x 95.25 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Dundas & Dovercourt Rd

MLS#: C12126820**PIN#:** 212790172

| | | | | | |
|-----------------------|--------------------------|--|--------------|----------------------|---------------|
| Kitchens: | 1 + 1 | Exterior: | Brick / Wood | Zoning: | |
| Fam Rm: | N | Drive: | Mutual | Cable TV: | Hydro: |
| Basement: | Apartment / Sep Entrance | Gar/Gar Spcs: | None / 0 | Gas: | Phone: |
| Fireplace/Stv: | Y | Drive Park Spcs: | 0 | Water: | Municipal |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 0 | Water Supply: | |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | 100+ | Prop Feat: | | Retirement: | |
| Apx Sqft: | 1100-1500 | Fenced Yard, Fireplace/Stove, Park, Public | | Farm/Agr: | |
| Assessment: | 2024 POTL: | Transit, Rec Centre, School | | Oth Struct: | |
| POTL Mo Fee: | | | | Spec Desig: | Unknown |
| Laundry lev: | Main | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------------|--------------|
| 1 | Living | Main | 10.83 | x 19.03 | Hardwood Floor | Gas Fireplace | Bay Window |
| 2 | Dining | Main | 10.83 | x 13.45 | Hardwood Floor | Crown Moulding | Window |
| 3 | Kitchen | Main | 12.14 | x 9.51 | Hardwood Floor | Stainless Steel Appl | Backsplash |
| 4 | Breakfast | Main | 12.14 | x 8.2 | Hardwood Floor | Walk-Out | Large Window |
| 5 | Prim Bdrm | 2nd | 10.83 | x 17.06 | Hardwood Floor | B/I Closet | Large Window |
| 6 | 2nd Br | 2nd | 6.23 | x 13.78 | Hardwood Floor | O/Looks Frontyard | Window |
| 7 | 3rd Br | 2nd | 10.83 | x 11.48 | Hardwood Floor | Window | |
| 8 | 4th Br | 2nd | 12.14 | x 10.83 | Hardwood Floor | O/Looks Backyard | Large Window |
| 9 | Kitchen | Bsmt | 6.23 | x 17.06 | Bamboo Floor | Stainless Steel Appl | Walk-Out |
| 10 | Living | Bsmt | 10.83 | x 15.09 | Bamboo Floor | Above Grade Window | Closet |
| 11 | 5th Br | Bsmt | 9.84 | x 15.09 | Bamboo Floor | Above Grade Window | Large Closet |

Client Remks: Hot for Coolmine! Cool address, Victorian vibes. This super-wide semi (22 ft!) on one of Little Portugal's most loved streets is here for you to snag and make yours forever. There's character and charm in every corner of this gorgeous 4+1 bedroom and 2 bath family home - think 10.5 ft ceilings (including the spectacular kitchen with its original tin canopy), 12 baseboards, crown moulding, exposed brick and a sunny bay window just to name a few. The finished basement offers income potential or makes a convenient nanny/in-law suite. Dynamite family location in the heart of Dovercourt within the OOPS school catchment and a multitude of parks and playgrounds nearby. Mere steps to some of the city's best restaurants (looking at you, Enoteca just at the end of the street!), galleries, shops, cafes, groceries and transit. Come and get it.

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



299 St Clarens Ave
Toronto Ontario M6H 3W2
 Toronto C01 Dufferin Grove Toronto
Taxes: \$7,382.51/2025
Sold Date: 06/24/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Sold: \$1,840,000
List: \$1,377,000

For: Sale **% Dif:** 134

Semi-Detached **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 24.83 x 127.25 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Lansdowne/Bloor

MLS#: C12225356

PIN#: 213080381

| | | |
|--------------------------------------|--|----------------------------|
| Kitchens: 1 | Exterior: Brick / Vinyl Siding | Zoning: |
| Fam Rm: N | Drive: Lane | Cable TV: |
| Basement: Full / Sep Entrance | Gar/Gar Spcs: Detached / 2 | Gas: |
| Fireplace/Stv: Y | Drive Park Spcs: 0 | Water: |
| Heat: Forced Air / Gas | Tot Prk Spcs: 2 | Water Supply: |
| A/C: Central Air | UFFI: | Sewer: Sewers |
| Central Vac: N | Pool: None | Waterfront: |
| Apx Age: | Prop Feat: | Retirement: |
| Apx Sqft: 2000-2500 | Arts Centre, Fenced Yard, Fireplace/Stove, | Farm/Agr: |
| Assessment: POTL: | Hospital, Library, Public Transit, Rec | Oth Struct: |
| POTL Mo Fee: | Centre | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------------|-------------------|
| 1 | Foyer | Main | 6.27 | x 5.28 | Hardwood Floor | Closed Fireplace | Stained Glass |
| 2 | Living | Main | 11.88 | x 15.35 | Hardwood Floor | Separate Rm | O/Looks Frontyard |
| 3 | Dining | Main | 15.55 | x 11.15 | Hardwood Floor | French Doors | O/Looks Garden |
| 4 | Kitchen | Main | 16.11 | x 9.84 | Eat-In Kitchen | Stainless Steel Appl | W/O To Yard |
| 5 | Prim Bdrm | 2nd | 12.2 | x 21.65 | Hardwood Floor | Large Window | West View |
| 6 | 2nd Br | 2nd | 12.27 | x 10.1 | Hardwood Floor | Closet | Large Window |
| 7 | 3rd Br | 2nd | 12.04 | x 10.04 | Hardwood Floor | Large Window | O/Looks Garden |
| 8 | 4th Br | 3rd | 10.83 | x 16.8 | Closet | Window | West View |
| 9 | 5th Br | 3rd | 9.15 | x 16.8 | Closet | Window | East View |

Client Remks: Life on St Clarens. Welcome home to one of Torontos best kept secret... Brockton Village. This sprawling, historic, 5 bedroom stunner on a rarely seen semi-lot of 25FT is more than just square footage (although yes, theres lots of that with over 2,500 SQ FT across 4 floors). It's a unique blend of old-world charm, modern comfort, and one wildly relaxing custom-built sauna in the backyard. The home sits on a peaceful, tree-lined, one-way street that is surprisingly quiet given how ridiculously connected it is. Subway, streetcar, and bike lanes are just around the corner so you can get downtown, to High Park, or even Pearson, without breaking a sweat (unless you've just come out of the sauna, in which case: well done). Inside, you'll find spacious rooms, character-rich details (queue the stained glass), and plenty of light. The third floor even offers a view of the CN Tower, just in case you need a reminder you still live in the city. The spacious and open concept lower level featuring a separate entrance calls for endless potential. Step out back and you'll find a variety of thoughtfully built and well-loved vegetable and flower gardens, spacious enough for all your homegrown dreams. A 2 car garage off the rear laneway. And the ultimate showstopper: the WiFi-enabled 4-person sauna that you can fire up from your phone. Because nothing says inviting like a steamy escape waiting for you before you even take off your shoes.. But the real magic? The neighbourhood. Brockton Village has everything: Michelin Guide restaurants, family-run corner stores, the city's best No Frills (seriously), indie cafes, pubs, fruit markets, and a community vibe that is rare these days. Walk to Dufferin Grove or High Park, browse local shops on Dundas, Bloor, College, and Roncesvalles, or just enjoy the calm, friendly pace of a neighbourhood that has evolved thoughtfully over time. Life on St Clarens is sweet.

Extras:

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



| | | | |
|---|--|--|---|
| 244 Havelock St Toronto Ontario M6H 3B9 Toronto C01 Dufferin Grove Toronto Taxes: \$9,105.63/2024 Sold Date: 05/27/2025 SPIS: N Last Status: SLD DOM: 6 | | | Sold: \$2,050,000 List: \$1,589,000 For: Sale % Dif: 129 |
| Semi-Detached Link: 2 1/2 Storey Dir/Cross St: Bloor and Dovercourt | Fronting On: W Acreage: 23.5 x 138 Feet Irreg: | Rms: 8 + 5 Bedrooms: 4 + 1 Washrooms: 3 1x3xBsmt, 1x2x2nd, 1x4x2nd | |

MLS#: C12161885

PIN#: 212930191

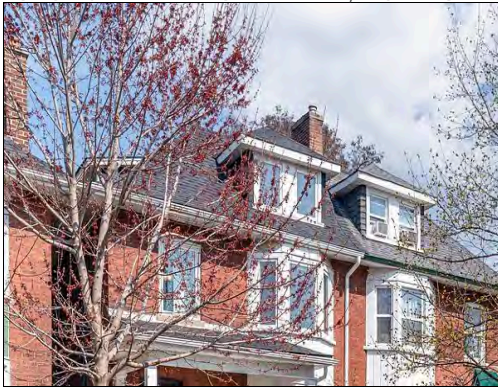
| | | |
|--|--|--|
| Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: | Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove | Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown |
| Hydro: Phone: Municipal | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|---------|-------|-------------|------------|----------------|----------------------|--------------------|
| 1 | Living | Main | 17.32 | x 12.99 | Hardwood Floor | Fireplace | Combined W/Dining |
| 2 | Dining | Main | 14.5 | x 10.24 | Hardwood Floor | Crown Moulding | O/Looks Backyard |
| 3 | Kitchen | Main | 14.01 | x 10.17 | Vinyl Floor | Stainless Steel Appl | Large Window |
| 4 | Den | Main | 10.99 | x 6.99 | Laminate | O/Looks Backyard | W/O To Deck |
| 5 | Br | 2nd | 13.58 | x 10.33 | Hardwood Floor | Closet | Bay Window |
| 6 | 2nd Br | 2nd | 14.99 | x 10.43 | Hardwood Floor | Closet | O/Looks Backyard |
| 7 | 3rd Br | 2nd | 10.99 | x 10.01 | Hardwood Floor | Closet | O/Looks Frontyard |
| 8 | 4th Br | 3rd | 25.98 | x 14.67 | Hardwood Floor | Open Concept | Skylight |
| 9 | Living | Bsmt | 16.77 | x 10.99 | Broadloom | Above Grade Window | |
| 10 | Br | Bsmt | 12.76 | x 8.6 | Broadloom | Double Closet | Above Grade Window |
| 11 | Kitchen | Bsmt | 6.33 | x 7.74 | Vinyl Floor | | |
| 12 | Den | Bsmt | 10.01 | x 6 | Tile Floor | Above Grade Window | |
| 13 | Laundry | Bsmt | 13.48 | x 6.56 | Vinyl Floor | | |

Client Remks: Looking for your forever home in the coveted Dufferin Grove neighbourhood? This may be the one! Utterly charming, solid brick Edwardian with four spacious bedrooms (originally five) on a generous west-facing 23.5' x 138' lot just half a block south of Bloor Street. With over 3,000 sq. ft. across four sun-filled levels, this home captivates from the moment you enter. The main floor boasts an open-concept living and dining area with 9-foot ceilings, oversized windows, original oak floors, and a wood-burning fireplace. A delightful office or den sits just off the kitchen, offering views of the serene, landscaped back garden. Upstairs, the second-floor features three generously sized bedrooms, all with original oak flooring and ample closet space, along with two bathrooms: a spacious 4-piece with separate shower and tub, and a convenient 2-piece powder room. The top floor, originally configured as two bedrooms, has been transformed into a large, open-concept space - ideal as a family room, office, or expansive fourth bedroom. The lower level includes a well-appointed one-bedroom in-law suite with a separate side entrance, perfect for extended family or rental income. The lush, low-maintenance perennial garden in the backyard offers a peaceful retreat for gardeners and nature lovers alike. Rare for the area, a solid brick two-car detached garage with laneway access completes this exceptional property. Ideally located just steps to top-rated restaurants, shops, the subway, and beloved Dufferin Grove Park (featuring a Farmers Market, ice rink, shaded wading pool, and playground), and within the catchment for Dewson Street Junior Public School with French Immersion. Come and be part of this close knit, family friendly, community! **Public Open houses Sat/Sun, May 24/25, 2pm - 4pm**

Extras:

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


7 Delaware Ave
Toronto Ontario M6H 2S8

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$10,901/2025**For:** Sale**% Dif:** 95**Sold Date:** 05/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: E**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

23 x 139 Feet

Washrooms: 5**Irreg:**1x4xBsmt, 1x2xGround, 1x3x2nd,
1x4x2nd, 1x2x3rd**Dir/Cross St:** College and Ossington**MLS#:** C12107445**PIN#:** 212800213

| | | | | | |
|-----------------------|------------------|--|----------|----------------------|---------------|
| Kitchens: | 1 | Exterior: | Brick | Zoning: | |
| Fam Rm: | Y | Drive: | | Cable TV: | |
| Basement: | Finished | Gar/Gar Spcs: | None / 0 | Gas: | Hydro: |
| Fireplace/Stv: | Y | Drive Park Spcs: | 1 | Water: | Phone: |
| Heat: | Forced Air / Gas | Tot Prk Spcs: | 1 | Water Supply: | Municipal |
| A/C: | Central Air | UFFI: | | Sewer: | Sewers |
| Central Vac: | N | Pool: | None | Waterfront: | |
| Apx Age: | | Prop Feat: | | Retirement: | |
| Apx Sqft: | 2000-2500 | Family Room, Fenced Yard, | | Farm/Agr: | |
| Assessment: | 2024 POTL: | Fireplace/Stove, Park, Public Transit, Rec | | Oth Struct: | |
| POTL Mo Fee: | | Centre, School | | Spec Desig: | Unknown |
| Laundry lev: | Main | | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|--------|-------------|------------|-----------------|----------------------|-----------------|
| 1 | Rec | Bsmt | 18.73 | x 25.2 | Laminate | Window | |
| 2 | Bathroom | Bsmt | 11.19 | x 6.1 | Soaker | Porcelain Floor | Quartz Counter |
| 3 | Utility | Bsmt | 11.68 | x 14.3 | Concrete Floor | | |
| 4 | Foyer | Ground | 5.74 | x 16.01 | Heated Floor | Porcelain Floor | Large Closet |
| 5 | Dining | Ground | 13.81 | x 17.81 | Hardwood Floor | B/I Shelves | Bay Window |
| 6 | Powder Rm | Ground | 6.1 | x 4.89 | Heated Floor | Marble Floor | B/I Shelves |
| 7 | Kitchen | Ground | 12.27 | x 16.5 | Centre Island | Stainless Steel Appl | Quartz Counter |
| 8 | Laundry | Ground | 6.1 | x 8.83 | Heated Floor | Porcelain Floor | B/I Fridge |
| 9 | Pantry | Ground | 6.07 | x 3.61 | B/I Shelves | Heated Floor | |
| 10 | Family | Ground | 18.73 | x 21.33 | Gas Fireplace | B/I Bookcase | W/O To Patio |
| 11 | Prim Bdrm | 2nd | 11.61 | x 14.5 | Bay Window | Hardwood Floor | 3 Pc Ensuite |
| 12 | Bathroom | 2nd | 6.79 | x 7.45 | Porcelain Floor | Quartz Counter | Separate Shower |
| 13 | 2nd Br | 2nd | 9.45 | x 13.98 | Hardwood Floor | Pot Lights | Large Closet |
| 14 | 3rd Br | 2nd | 8.96 | x 14.07 | Large Closet | Hardwood Floor | Pot Lights |
| 15 | Bathroom | 2nd | 6.79 | x 8.14 | 4 Pc Bath | Soaker | Double Sink |
| 16 | 4th Br | 3rd | 16.21 | x 12.37 | W/O To Balcony | Hardwood Floor | Pot Lights |
| 17 | 5th Br | 3rd | 16.21 | x 12.3 | B/I Closet | B/I Shelves | Quartz Counter |
| 18 | Bathroom | 3rd | 5.22 | x 6.23 | 2 Pc Bath | Porcelain Floor | Quartz Counter |

Client Remks: Desireable on Delaware! This beautifully 2046 sq ft updated semi-detached gem is overflowing with style! Renovated with designer exquisite details, the main floor (updated in 2021) welcomes you with terrazzo porcelain heated floors in the foyer & playful wall accents that set the tone for the rest of the home. The elegant dining room boasts a bright bay window and custom built-in shelving perfect for entertaining. A striking powder room showcases marble mosaic heated floors & luxurious gold finishes, creating a refined experience for guests. The laundry and pantry area features custom millwork, heated porcelain flooring & front load washer & dryer. At the heart of the home, the kitchen shines with a 90 centre island ideal for gatherings, casual meals, or morning coffee. Surrounded by stainless steel appliances and a gas cooktop, this space is truly the hub for family life. The adjoining family room offers warmth and comfort with a gas fireplace, built-in bookcase with hidden storage & a walkout to a spacious back deck. Upstairs, the second-floor features three generous bedrooms. The sun-filled primary bedroom includes a beautiful bay window & a serene ensuite complete with a luxurious shower and a brand new magic window. The third floor includes two additional bedrooms, one of which was thoughtfully renovated (2021) with charming pink fluted custom millwork, brushed gold & rose quartz hardware, and cleverly concealed storage for luggage and shoes. The fifth bedroom is spacious and bright, with access to a private balcony overlooking a newly sodded backyard and a fresh fence (2021). The finished basement waterproofed in 2022 offers even more versatile living space. Whether you need a playroom, home office, or games area, you'll find room to spare, along with a full 4-piece bathroom and a utility room. All of this is nestled in a vibrant neighbourhood steps from College Street and Little Italy, with easy access to top-rated restaurants, shops, schools, and TTC transit.

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



189 Havelock St
Toronto Ontario M6H 3B7
 Toronto C01 Dufferin Grove Toronto
Taxes: \$10,153.54/2024
Sold Date: 03/23/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$3,000,000
List: \$2,995,000

For: Sale
% Dif: 100

Semi-Detached
Link: 3-Storey
Fronting On: E
Acreage: 26.88 x 104.8 Feet
Irreg: Being sold with 89 Hepbourne (garage)
Rms: 11
Bedrooms: 4
Washrooms: 4
 1x2xMain, 1x4x2nd, 1x5x3rd, 1x3xLower
Dir/Cross St: Bloor/Dovercourt

MLS#: C12023435

PIN#: 212930251

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 2500-3000
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 4
UFFI: No
Pool: None
Prop Feat: Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct: Shed
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|--------------------|----------------------|----------------|
| 1 | Foyer | Main | 9.25 | x 6 | B/I Closet | 2 Pc Bath | Tile Floor |
| 2 | Living | Main | 15.91 | x 11.58 | Gas Fireplace | Built-In Speakers | Hardwood Floor |
| 3 | Dining | Main | 15.68 | x 12.66 | B/I Shelves | Built-In Speakers | Hardwood Floor |
| 4 | Kitchen | Main | 15.68 | x 8.6 | Centre Island | Stainless Steel Appl | Walk-Out |
| 5 | 2nd Br | 2nd | 11.25 | x 9.42 | Double Closet | O/Looks Backyard | Hardwood Floor |
| 6 | 3rd Br | 2nd | 11.75 | x 10.01 | 4 Pc Bath | O/Looks Backyard | Hardwood Floor |
| 7 | Family | 2nd | 13.09 | x 9.58 | Bay Window | B/I Shelves | Hardwood Floor |
| 8 | Office | 2nd | 9.58 | x 7.84 | Pocket Doors | O/Looks Frontyard | Hardwood Floor |
| 9 | Laundry | 2nd | 8.07 | x 6.33 | B/I Shelves | Laundry Sink | Tile Floor |
| 10 | Prim Bdrm | 3rd | 18.77 | x 18.57 | W/I Closet | 5 Pc Ensuite | Hardwood Floor |
| 11 | Rec | Lower | 19.91 | x 10.33 | B/I Shelves | Above Grade Window | Heated Floor |
| 12 | Play | Lower | 20.18 | x 14.24 | Above Grade Window | 3 Pc Bath | Heated Floor |

Client Remks: Setting a new standard of how detailed, scrutinized and precise a full scale renovation should be, this house has been masterfully redesigned and fulfills every want and need you could demand of it. The main, second and third floors were completely gutted in 2019, while the basement was excavated and finished together with the exterior landscaping in 2022. All work was done with permits, and every corner of this home was planned to maximize efficiency while capturing a fresh, timeless aesthetic. Soaring ceiling heights are immediately present upon entry to the home, and high quality designer choices meet your eye in every direction. The foyer holds custom walnut cabinetry for your coats & a concealed powder room is tucked in behind it. A gas fireplace centres the large living room while the open-concept kitchen/dining area is illuminated by the light pouring in from a wall of glass that opens to the fully landscaped gardens. The dining room is lined with customized storage, and a walnut niche creates interest for artwork and styling. The kitchen is defined around the centre island with breakfast bar seating, and is lined with carefully planned custom cabinetry and stainless steel appliances. The second floor holds two large bedrooms, as well as a family room, office and full second floor laundry. The family room feature a big bay window and custom recessed shelving, and is joined to the second floor office by a pocket door enclosure. These rooms can easily be used as the fourth bedroom, in a combined or separate capacity. The third floor primary suite is gorgeous, built into the roofline of the home and with skylights and niche windows that bring light and interest to the space. A stunning five-piece bathroom has both a glass-encased shower and a separate soaking tub, as well as a double vanity and lots of built-in storage. A walk-in closet is lined with customized storage, and a tandem seating area is adjacent to the bedroom itself. It's all even better in-person!

Extras:

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