

613 Lansdowne Ave
Toronto Ontario M6H 3Y2
Toronto C01 Dufferin Grove Toronto
Taxes: \$6,244.48/2025
Sold Date: 06/11/2025
SPIS: N
Last Status: SLD
DOM: 13

Sold: \$1,450,000
List: \$1,299,000
For: Sale
% Dif: 112

Detached
Link: N
2 1/2 Storey

Fronting On: E
Acreage:
22 x 140.5 Feet
Irreg:

Rms: 8 + 1
Bedrooms: 5 + 1
Washrooms: 2
1x4x2nd, 1x4xBsmt

Dir/Cross St: Bloor St. & Lansdowne Ave. **Directions:** South of Bloor, North of College

MLS#: C12182481

PIN#: 213080088

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Apx Sqft: < 700
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

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:
Survey Type: None
Spec Desig: Unknown

Hydro:
Phone: Municipal

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Sunroom	Main	16.34	x 6.07	Tile Floor	Large Window
2	Living	Main	16.34	x 12.99	Hardwood Floor	Open Concept
3	Dining	Main	14.34	x 12.4	Hardwood Floor	Open Concept
4	Kitchen	Main	12.17	x 16.34	Tile Floor	Eat-In Kitchen
5	Prim Bdrm	2nd	16.34	x 13.16	Hardwood Floor	Closet
6	2nd Br	2nd	10.6	x 11.25	Hardwood Floor	Closet
7	Kitchen	2nd	12.5	x 8.33	Tile Floor	Eat-In Kitchen
8	3rd Br	3rd	14.01	x 10.5	Hardwood Floor	Double Closet
9	4th Br	3rd	10.83	x 11.09	Hardwood Floor	Closet
10	Rec	Bsmt	11.25	x 28.25	Tile Floor	
11	Other	Bsmt	7.25	x 11.15	Broadloom	
12	Laundry	Bsmt	7.35	x 14.93		

Client Remks: Exceptional & SPACIOUS 5-BEDROOM, 2 1/2 storey, detached brick home, in the heart of sought-after Dufferin Grove neighbourhood! This family home sits on a 22 ft x 140.5 ft deep lot, and features a sun-filled, open-concept, and expansive main floor living and dining room with gleaming hardwood floors and high ceilings throughout. The oversized eat-in kitchen boasts stainless steel appliances, granite countertops, ample cabinetry for all your storage needs, and a walkout to a large private covered deck with pot lights. All bedrooms are very spacious (currently one of the bedrooms is being used as a kitchen which can be easily reconverted back). The private backyard is fully fenced. The solid double-car garage has a rare upper-level loft, and is accessible through the laneway. A great potential for a home office, artist studio, or future coach house conversion (subject to city approvals). The enclosed porch in the front allows for extra space for your use. This home is just steps from Bloor Street and Lansdowne Subway Station (approx. 5 mins walk), the UP Express, GO Transit, College Street, top-rated schools, vibrant shopping, and some of Toronto's best restaurants. This home is great for a growing/large family and investors. It delivers unmatched urban convenience in a thriving, family-friendly neighbourhood.

Extras:

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

**98 Dewson St****Toronto Ontario M6H 1H3**

Toronto C01 Dufferin Grove Toronto

Taxes: \$8,397.49/2024**For:** Sale**Sold: \$1,452,000****List: \$1,499,900****% Dif:** 97**Sold Date:** 03/14/2025**SPIS:** N**Last Status:** SLD**DOM:** 9

Detached

Fronting On: N**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 6 + 1

2 1/2 Storey

30 x 75 Feet

Washrooms: 4**Irreg:**1x3xMain, 1x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** Dewson St and Havelock St **Directions:** Dewson St and Havelock St**MLS#:** C12002433**PIN#:** 212930286

Kitchens: 2 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Radiant / Oil
A/C: Wall Unit
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: Fireplace/Stove

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.93	x 12.7	
2	Dining	Main	16.34	x 12.76	
3	Kitchen	Main	12.83	x 12.01	
4	Prim Bdrm	Main	15.12	x 12.01	
5	2nd Br	2nd	13.12	x 11.43	
6	3rd Br	2nd	9.09	x 10.76	
7	4th Br	2nd	9.97	x 9.84	
8	5th Br	3rd	11.48	x 11.81	
9	Bathroom	3rd	10.76	x 14.8	
10	Kitchen	3rd	10.01	x 14.86	
11	Kitchen	Lower	6.04	x 9.25	
12	Br	Lower	15.42	x 10.43	

Client Remks: Rare Edwardian Gem in Dufferin Grove! Stately 3-storey Edwardian home with 6 bedrooms, 3 bathrooms, and 3 kitchens, including finished basement with separate entrance. Brimming with original charm, high ceilings, and endless potential for multigenerational living, income property, or custom renovation. Unbeatable location, walk to parks, cafes, shops and transit. A rare opportunity to own a grand home in one of Toronto's most sought after neighbourhoods. Don't miss out.

Extras:**Listing Contracted With:** HOMELIFE/CIMERMAN REAL ESTATE LIMITED 416-534-1124


624 Ossington Ave
Toronto Ontario M6G 3T5

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$8,121.35/2024**For:** Sale**Sold:** \$1,520,000**List:** \$1,699,000**Sold Date:** 04/21/2025**% Dif:** 89**SPIS:** N**Last Status:** SLD**DOM:** 61

Detached

Fronting On: W**Rms:** 10 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 2

2-Storey

27.5 x 124 Feet

Washrooms: 3**Irreg:**

3x4

Dir/Cross St: Ossington & Bloor**Directions:** Laneway Parking Available or Park on Ossington**MLS#:** C11979142**PIN#:** 212810402

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Detached / 2.5	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500			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	10.83	x 10.24	Hardwood Floor	Window	Open Concept
2	Dining	Main	12.4	x 9.58	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	12.4	x 8.92	Modern Kitchen	Eat-In Kitchen	Laminate
4	Br	Main	11.32	x 9.25	Hardwood Floor	Window	Closet
5	2nd Br	Main	11.32	x 9.42	Hardwood Floor	Window	Closet
6	Living	2nd	14.6	x 10.5	Hardwood Floor	W/O To Balcony	Closet
7	Dining	2nd	12.86	x 9.91	Vinyl Floor	Window	Open Concept
8	Kitchen	2nd	12.93	x 8.99	Ceramic Floor	Renovated	Eat-In Kitchen
9	3rd Br	2nd	11.42	x 8.66	Vinyl Floor	Window	Closet
10	4th Br	2nd	11.42	x 9.09	Vinyl Floor	Window	Closet
11	Living	Bsmt	12.34	x 11.75	Window	Pot Lights	Ceramic Floor
12	Br	Bsmt	11.32	x 6.82	Laminate	Laminate	Laminate
13	Kitchen	Bsmt	8.4	x 14.47	Ceramic Floor		
14	2nd Br	Bsmt	11.32	x 6.82	Laminate		

Client Remks: 27.5 x 124 ft lot. Large Detached Triplex Ideally Located Steps To Bloor St & Little Italy. 3 x 2 Bdrm Units Boasting Light Filled Open Concept Layouts. Impressive Lower Level 2 Bdrm. All Units W/ Multiple Entrances/Exists. Huge Detached Garage With Parking For 2.5 Cars. Wonderful Tenants. Turn-Key Detached Triplex. Don't Miss Out! Main Floor Rent \$2468.75 + Basement Rent \$2150.00 + 2nd Floor VACANT + LARGE DETACHED 600 Square Feet LANEWAY GARAGE VACANT - opportunity to make this your own property sold "as is, where is"

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653


282 Ossington Ave
Toronto Ontario M6J 3A3

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,045.59/2024**For:** Sale**Sold:** \$1,750,000**List:** \$1,798,000**Sold Date:** 04/25/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 30

Detached

Fronting On: W**Rms:** 10 + 4**Link:** N**Acreage:****Bedrooms:** 6 + 2

3-Storey

22.67 x 100 Feet

Washrooms: 3**Irreg:**

1x4xBsmt, 1x3xMain, 1x4x2nd

Dir/Cross St: Dundas St. W. **Directions:** 100 meters North of Dundas St W.**MLS#:** C12044381**PIN#:** 212790495

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	Res
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
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:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Br	Main	12.83	x 11.68	Fireplace	Hardwood Floor
2	Living	Main	17.75	x 8.92	Hardwood Floor	
3	2nd Br	Main	12.83	x 10.76	Bay Window	Hardwood Floor
4	Kitchen	Main	9.42	x 13.68	Pantry	Eat-In Kitchen
5	Living	2nd	12.66	x 15.16	Bay Window	Combined W/Kitchen Fireplace
6	Kitchen	2nd	5.25	x 13.25	Galley Kitchen	
7	Br	2nd	12.34	x 11.84	Combined W/Sunroom	Closet
8	2nd Br	2nd	10.76	x 12.93	Bay Window	Closet
9	3rd Br	3rd	12.99	x 12.93	W/O To Deck	Closet
10	3rd Br	3rd	12.01	x 16.5	Closet	
11	Kitchen	Bsmt	27.85	x 8.17	Combined W/Dining	
12	Br	Bsmt	10.99	x 12.17		

Client Remks: Located in one of the most vibrant neighbourhood in Toronto, steps to Trinity-Bellwoods Park and all the restaurants, bars, and retail that the Ossington Strip has to offer. This property comprises 3 separate units: A large VACANT 4 bedroom unit on 2nd & 3rd floors w/deck, a VACANT 2 bedroom basement unit, and a 2 bedroom unit on the main floor leased at \$3,200/mo plus utilities on a month to month basis. The layout is ideal for many Buyers: (a) for those looking for a beautiful, well maintained detached home w supplemental income of over \$5,400/mo to pay the expenses/mortgage costs, (b) or the property can be easily converted back to a single family home, or (c) Investors looking for a turnkey property with an w/estimated income of \$120K per annum. An oversized 2 car garage w/lane access in the rear completes this amazing opportunity. 3,490sq. ft. including 2 bedroom basement apartment.

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



483 Brock Ave
Toronto Ontario M6H 3N8
 Toronto C01 Dufferin Grove Toronto
Taxes: \$6,416.15/2024
Sold Date: 04/29/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,770,000
List: \$1,599,000

For: Sale
% Dif: 111

Detached
Link: N
 3-Storey
Fronting On: E
Acreage:
 25 x 125 Feet
Irreg:
Rms: 9
Bedrooms: 5 + 1
Washrooms: 4
 1x3xLower, 1x2xMain, 1x4x2nd,
 1x2x3rd
Dir/Cross St: Brock, between Bloor & College
Directions: Brock, between Bloor & College

MLS#: C12095885

PIN#: 213090047

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Fin W/O
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Year Built: 1907
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Park, Public Transit, Rec
 Centre, School

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.83	x 12.8	Window
2	Dining	Main	8.2	x 10.5	Window
3	Kitchen	Main	11.48	x 14.44	Window
4	Bathroom	Main	0	0	Window
5	Prim Bdrm	2nd	10.17	x 15.09	Closet
6	2nd Br	2nd	10.17	x 11.81	Closet
7	3rd Br	2nd	9.19	x 8.86	Window
8	Bathroom	2nd	0	0	Window
9	4th Br	3rd	11.81	x 14.11	Wall Sconce Lighting
10	5th Br	3rd	11.48	x 11.48	Window
11	Bathroom	3rd	0	0	2 Pc Ensuite
12	Kitchen	Lower	8.2	x 8.2	Window
13	Living	Lower	9.84	x 11.81	Window
14	Br	Lower	9.51	x 6.89	Window
15	Bathroom	Lower	0	0	Separate Shower

Client Remks: Big Home Energy in Dufferin Grove! If you've been searching for a proper detached family home with room to grow, breathe and bring your vision to life, this is it. With 3 storeys, 5 bedrooms, 4 bathrooms and a separate 1-bedroom basement apartment (vacant + ready to rent!), this detached Dufferin Grove beauty is bursting with possibilities. High ceilings? Check. Original doors and vintage character? Yep. A big ol' backyard, wide lot and a double garage with a laneway build-ability? All here. Inside, you'll also find a beautiful decorative fireplace, that ever-elusive coat + storage space on the main level (small win, big joy) and that hard to find main floor powder room. Now lets talk about the backyard - this outdoor oasis is perfect for family get togethers, summer BBQs, gardening and just enjoying the extended living space. The house has been loved and lived in and is packed with potential. You're steps to two different subway stops (just 600m away either to Lansdowne and Dufferin TTC stations), close to College and Bloor's best and surrounded by the type of convenience city living is all about. Dufferin Mall for all your amenities, Dufferin Grove Park with the skate park, Farmer's Market and more. And don't forget the area fan favourites like - Sugo, Ruru Baked and Burdock Brewery, all a short walk away. Close to Roncesvalles, Little Portugal, Brockton Village, The Junction Triangle. You're in an amazing neighbourhood, surrounded by amazing neighbourhoods. Whether you're upsizing, investing or dreaming of a home that can evolve with you - this one has the size and soul to do it ALL *EXTRAS* basement apartment access is separate, however inside stairwell to basement still accessible and can be converted back to single family home. Detached garage fits 2 and 3rd car fits outside of garage, parallel. Upstairs laundry on 2nd floor. 200 amp electrical.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD.416-465-7527



465 Gladstone Ave
Toronto Ontario M6H 3J1
 Toronto C01 Dufferin Grove Toronto
Taxes: \$10,178.56/2024
Sold Date: 06/14/2025
SPIS: N

Sold: \$1,820,000
List: \$1,980,000

For: Sale **% Dif:** 92

Last Status: SLD **DOM:** 39

Detached
Link: N
 2 1/2 Storey

Fronting On: E
Acreage:
 27 x 180 Feet
Irreg:

Rms: 13 + 6
Bedrooms: 6 + 2
Washrooms: 4
 1x4xGround, 1x4x2nd, 1x4xBsmt,
 1x2xBsmt

Dir/Cross St: Bloor & Dufferin **Directions:** Bloor/Dufferin

MLS#: C12126680

PIN#: 212930036

Kitchens: 1 + 2
Fam Rm: N
Basement: Apartment / Fin W/O
Fireplace/Stv: N
Heat: Baseboard / Electric
A/C: Window Unit
Central Vac: N
Apx Age:
Year Built: 1914
Yr Built Source: MPAC
Apx Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	28.22	x 13.12	Open Concept	W/O To Deck
2	Dining	Main	8.37	x 8.14	Open Concept	W/O To Deck
3	Kitchen	Main	8.37	x 11.75	Open Concept	
4	Prim Bdrm	Main	13.52	x 10.76	W/I Closet	Window
5	Br	Main	12.7	x 11.71	Closet	Window
6	Living	2nd	11.61	x 10.37	Combined W/Dining	Window
7	Dining	2nd	11.61	x 10.37	Combined W/Living	Window
8	Kitchen	2nd	7.28	x 9.65	Tile Floor	
9	Br	2nd	15.45	x 10.96	Bay Window	
10	Br	2nd	9.71	x 9.06	Closet	
11	Br	3rd	14.04	x 14.01	Window	
12	Br	3rd	14.04	x 11.94	Window	
13	Living	Bsmt	17.81	x 17.22	Combined W/Dining	Combined W/Kitchen
14	Dining	Bsmt	17.81	x 17.22	Combined W/Living	Combined W/Kitchen
15	Kitchen	Bsmt	17.81	x 17.22	Combined W/Dining	Combined W/Living
16	Br	Bsmt	18.9	x 9.81	Window	Closet
17	Br	Bsmt	14.86	x 9.06	Window	Closet

Client Remks: Solid Brick Detached Home in Prime Dufferin Grove! Rare 180 Ft Deep Lot With Lane Access & Parking For 3 Cars. Versatile Property With 3 Self-Contained Units Ideal For Investors Or Easily Converted To Spacious Single-Family Home. Main Floor & Basement Addition Completed In 1993 offers expanding living space. Lovingly Maintained By Long-Term Owner With Some Updates Over The Years. Incredible Location Steps To Subway, Dufferin Mall, Parks, Schools, Trendy Shops & Restaurants. The possibilities here are truly endless invest, live, or redevelop in a high demand neighbourhood!

Extras:

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


**14 Shannon St
Toronto Ontario M6J 2E7**

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$9,706/2024**For:** Sale**Sold:** \$2,315,000**List:** \$2,499,000**Sold Date:** 05/30/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 17

Detached

Fronting On: N**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

25 x 121 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4x3rd, 1x2xMain

Dir/Cross St: Ossington and College **Directions:** Ossington and College**MLS#:** C12145769**PIN#:** 212790638

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1900	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre, School		Oth Struct:	
Apx Sqft:	2000-2500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 11.52	Bay Window	Stained Glass	Crown Moulding
2	Dining	Main	13.16	x 11.52	Hardwood Floor	Large Window	Crown Moulding
3	Kitchen	Main	20.01	x 12.5	Centre Island	W/O To Yard	Granite Counter
4	2nd Br	2nd	16.01	x 12.01	Bay Window	Stained Glass	Double Closet
5	3rd Br	2nd	12.01	x 12.01	Hardwood Floor	Large Window	Double Closet
6	4th Br	2nd	12.76	x 10.01	Hardwood Floor	Large Window	Large Closet
7	Prim Bdrm	3rd	16.24	x 13.68	Balcony	W/I Closet	4 Pc Ensuite
8	Rec	Lower	28.58	x 14.01	Open Concept	Window	Large Closet
9	Other	Lower	16.99	x 12.01	B/I Shelves		

Client Remks: Welcome to 14 Shannon St, an elegant Victorian 2.5 storey 4 bedroom detached home in the highly desired Trinity Bellwoods neighbourhood. This exquisite home features almost 2,200 sq ft of above ground living space and has been renovated throughout. The main floor features 10 ft ceilings and an open plan living and dining area with many period details, including a stained glass bay window, elegant crown moldings, light fixture medallions, high baseboards, and a handsome feature fireplace, all updated to maintain the homes original Victorian charm. The bright, spacious kitchen has large windows, lots of cupboard space, granite counters, new tile backsplash, and an island breakfast bar. There is also a powder room tucked away from the living space. From the kitchen, you walk out to a sunny backyard and an inground pebbletech pool with an attached hot tub, a feature waterfall and swim jets. Off the laneway there is parking for 2 cars in the brick double garage. Upstairs there are 9 ft ceilings, 3 bright and very generous bedrooms, a spacious updated 4 piece bathroom, a convenient 2nd floor laundry room, and hardwood floors throughout. The third floor is a primary suite with a small covered balcony, a large walk through closet and a 4 piece ensuite bathroom with a separate shower and large Jacuzzi tub. The basement is finished with 8 ft ceilings, a spacious rec room and a large storage area. It also has a rough in for a bathroom. The laneway qualifies for a suite of up to 1,312 sq ft. What a fantastic location! Here we are just steps away from the trendy stores, restaurants and cafes on College and Ossington. You can also take a stroll down to Trinity Bellwoods park, where you can have a picnic, play some sports, and then go explore the shops and restaurants on Queen St. There is lots of TTC access via streetcar, and its an easy walk to Ossington Subway. We are also in the catchment for 2 truly excellent schools, Ossington Old Orchard Public School and Bloor Collegiate.

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



388 St Clarens Ave
Toronto Ontario M6H 3W3
 Toronto C01 Dufferin Grove Toronto
Taxes: \$9,084.17/2024
Sold Date: 02/10/2025
SPIS: N
Last Status: SLD
DOM: 14

Sold: \$2,375,000
List: \$2,479,000

For: Sale
% Dif: 96

Detached
Link: N
 2 1/2 Storey
Fronting On: W
Acreage:
 20 x 140 Feet
Irreg:
Rms: 8 + 2
Bedrooms: 4 + 1
Washrooms: 4
 1x2xMain, 1x5x2nd, 1x5x3rd,
 1x3xLower

Dir/Cross St: Lansdowne/S of Bloor St W

MLS#: C11942192

PIN#: 213080290

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	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:	Family Room, Fireplace/Stove	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.52	x 20.64	Hardwood Floor	Combined W/Dining
2	Dining	Main	11.52	x 20.64	Hardwood Floor	Combined W/Living
3	Kitchen	Main	15.09	x 13.58	Hardwood Floor	Centre Island
4	Family	Main	9.58	x 10.66	Hardwood Floor	Fireplace
5	Br	2nd	12.83	x 10.04	Hardwood Floor	Double Closet
6	Br	2nd	8.66	x 9.02	Hardwood Floor	Closet
7	Br	2nd	12.01	x 10.14	Hardwood Floor	Closet
8	Prim Bdrm	3rd	11.84	x 18.41	Hardwood Floor	W/I Closet
9	Br	Lower	11.09	x 10.53	Vinyl Floor	Double Closet
10	Rec	Lower	13.35	x 14.83	Vinyl Floor	Closet

Client Remks: Welcome to your completely re-built dream home in Dufferin Grove. Nearly 2200 sq ft of absolutely stunning & modern renovated 2 1/2 storeys. The striking black & white exterior & large porch leads to the extraordinary & luxurious interior. Open concept main flr features high ceilings & radiant new windows that flood the space with w/natural light. The sleek finishes include all high-end materials & European white oak flooring. Enjoy 2 sep living areas & a dining area ideal for both intimate gatherings & larger celebrations. Gourmet kit is a chef's masterpiece equipped w/top-of-the-line Kitchen Aid appliances, leathered marble countertops, a wine fridge & architectural custom cabinetry. The piece de resistance is the expansive island w/an abundance of storage & room for seating. The fam rm features a micro-cement gas fp & easy access to the rear deck via oversized patio doors. A grand front hall closet & a stunning powder rm w/a unique custom marble sink complete the first flr. On the 2nd flr, discover a rare Jack, Jill, & Josephine bathrm, 2 large sun-filled bdrms plus a third bdrm or office. Open the pocket doors to a convenient laundry centre that adds to the functionality of this level. The 3rd flr is a dreamy luxurious sanctuary featuring the primary king sized bedroom, soaring ceilings, seating area, 2 walk-in closets & a spa-inspired ensuite bathrm. Newly built bsmnt w/8 ft ceilings has been waterproofed & underpinned, has a backwater valve, & incl rough-ins for future potential kit & laundry. Rec rm is perfect for movie nights or playtime and has a generous additional bedrm w/ensuite & sep entrance; ideal for a nanny/in-law suite or teenager retreat. Other highlights incl central vac, Ring doorbell, Smart thermostat, new windows, new roof, spray foam insulation. Private fenced-in deep backyard is a serene oasis w/rare 2-car prkg & rough-in for electric car charging. Property qualifies for 1,312 sq. ft. expansion potential w/the addition of a laneway house.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


124 Delaware Ave
Toronto Ontario M6H 2T1

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$11,781/2025**For:** Sale**% Dif:** 99**Sold Date:** 05/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

Fronting On: W**Rms:** 9 + 4**Link:** N**Acreage:****Bedrooms:** 6 + 1

3-Storey

34.66 x 130 Feet

Washrooms: 3**Irreg:**

2x4x2nd, 1x3xLower

Dir/Cross St: College/Bloor/Ossington **Directions:** One way from Dewson**MLS#:** C12140739**PIN#:** 212810190**Assignment:** N**Fractional Ownership:** N

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment
Fireplace/Stv: Y
Heat: Water / Gas
A/C: None
Central Vac: N
Apx Age:
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 2500-3000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.58	x 14.4	Hardwood Floor	Crown Moulding	Fireplace
2	Dining	Main	21.26	x 11.91	Hardwood Floor	Walk-Out	Bay Window
3	Kitchen	Main	15.49	x 12.07	Eat-In Kitchen	Granite Counter	Pot Lights
4	Prim Bdrm	2nd	13.91	x 11.58	4 Pc Ensuite	Closet	Broadloom
5	2nd Br	2nd	11.52	x 9.51	Hardwood Floor	Walk-Out	
6	3rd Br	2nd	14.76	x 11.91	Hardwood Floor	Fireplace	
7	4th Br	2nd	11.42	x 11.15	Hardwood Floor		
8	5th Br	3rd	15.49	x 13.91	Broadloom	Closet	
9	Family	3rd	22.34	x 15.49	Picture Window	Closet	Broadloom
10	Kitchen	Lower	9.32	x 7.35	Slate Flooring	Separate Rm	
11	Living	Lower	19.42	x 10.99	Broadloom	Pot Lights	Above Grade Window
12	Br	Lower	12.4	x 10.99	Slate Flooring	Pot Lights	Above Grade Window
13	Laundry	Lower	12.07	x 6.59	Slate Flooring	Laundry Sink	Above Grade Window

Client Remks: Rarely on the market, Delaware Avenue century home. Grand detached gem boasting high ceilings and incredible square footage. This 3-storey home offer spacious principal rooms on the main and a full sized eat-in kitchen. Incredible natural light throughout and walk-out to back garden and deck. Large family, no problem! The top two floors offer up to 6 good sized bedrooms. Currently, the second floor is the sleeping quarters with a spacious primary suite including a 4-piece ensuite bathroom. The remaining three bedrooms are perfect for kids and share a large 4-piece bathroom. The third floor is bonus space, currently used as a home office and art studio. This floor could transform into a large family room or private primary suite, or two additional bedrooms with a rough-in for a bathroom is ready and waiting . The lower level can bring in some income or is the ideal nanny suite. There is a self contained 1 bedroom apartment- currently leased month to month by a professional tenant. Large windows, excellent ceiling height and heated floors make this a sought after space. The west exposure of the backyard brings warmth and sun to the garden and outdoor entertaining area. There is a mutual drive with a solid newer brick double car garage and bonus studio space, if required. Quality local schools, walk to parks including coveted Dufferin Grove, subway at the end of Delaware and excellent shopping. Make this character home your forever home for decades to come.

Extras:**Listing Contracted With:** RE/MAX HALLMARK JOY VERDE GROUP REALTY416-481-5666



14 Delaware Ave
Toronto Ontario M6H 2S7

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$10,149.96/2024

For: Sale

Sold: \$2,750,000

List: \$2,695,000

% Dif: 102

Sold Date: 03/24/2025

SPIS: N

Last Status: SLD

DOM: 20

Detached

Fronting On: W

Rms: 8 + 1

Link: N

Acreage:

Bedrooms: 3 + 1

3-Storey

24 x 137 Feet

Washrooms: 4

Irreg:

1x5x2nd, 1x4x2nd, 1x3xBsmt,
1x2xMain

Dir/Cross St: College Street & Ossington Avenue

Directions: College Street & Ossington Avenue

MLS#: C12000846

PIN#: 212800157

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Front Yard	Cable TV:	
Basement:	Fin W/O	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:	N
Apx Sqft:		Family Room, Fireplace/Stove, Park, Place		Farm/Agr:	
Assessment:	POTL:	Of Worship, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	20.28	x 15.26	Hardwood Floor	Stained Glass	Fireplace
2	Dining	Ground	12.43	x 11.91	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Ground	16.11	x 13.06	Hardwood Floor	B/I Appliances	Breakfast Bar
4	Family	Ground	11.88	x 9.06	Hardwood Floor	Fireplace	W/O To Yard
5	Prim Bdrm	2nd	15.94	x 10.79	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	13.94	x 13.25	Hardwood Floor	Large Closet	W/O To Sundek
7	3rd Br	2nd	10.47	x 9.68	Hardwood Floor	Double Closet	Large Window
8	Loft	3rd	15.94	x 9.97	Hardwood Floor	Open Concept	B/I Closet
9	Media/Ent	Bsmt	19.46	x 17.32	Broadloom	Open Concept	Window
10	Exercise	Bsmt	12.96	x 9.38	Enclosed	3 Pc Bath	Walk-Up

Client Remks: Meticulously Restored Throughout & Fully Reimagined With Only The Finest Of Materials, This Detached Little Italy Residence Combines Artistic Architectural Detail & Great Attention To Design. The Entertainers Floor Features A Large Formal Living Room With Soaring Ceilings, Wood Burning Fireplace, Custom Lighting Installation & Integrated Sound. The Elegant Dining Room Is Adjacent To An Updated Contemporary Kitchen Which Features Top Of The Line Appliances And A Large Center Island. The Intimate Rear Family Room Includes A Cozy Gas Fireplace And Seamlessly Integrates Into A Professionally Updated Rear Garden Which Features Custom Lighting, Ipe Decking/Enclosure & A Large Storage Shed. The Spacious Primary Bedroom Retreat Includes A Third Floor Dressing Room Loft & Spa-Like 5-Piece Ensuite Bathroom. The Upper Level Includes Two Additional Spacious Bedrooms And A Modern Four-Piece Bathroom. The Large Lower Level Features A Spacious Family Room, Large Guest Bedroom, And Three-Piece Bathroom With A Luxurious Steam Shower.

Extras:

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY416-481-0888



442 Brock Ave
Toronto Ontario M6H 3N3
 Toronto C01 Dufferin Grove Toronto
Taxes: \$5,909.85/2023
Sold Date: 01/20/2025
SPIS: N
Last Status: SLD
DOM: 44

Sold: \$3,300,000
List: \$3,300,000

For: Sale

% Dif: 100

Detached

Fronting On: W

Rms: 18

Link: N

Acreage:

Bedrooms: 4 + 1

3-Storey

20.33 x 126 Feet

Washrooms: 5

Irreg:

1x3xBsmt, 1x2xGround, 2x3x2nd,
1x4x3rd

Dir/Cross St: Bloor/Dufferin

MLS#: C11886095

PIN#: 213080842

Kitchens: 2
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 3000-3500
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: None
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room

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

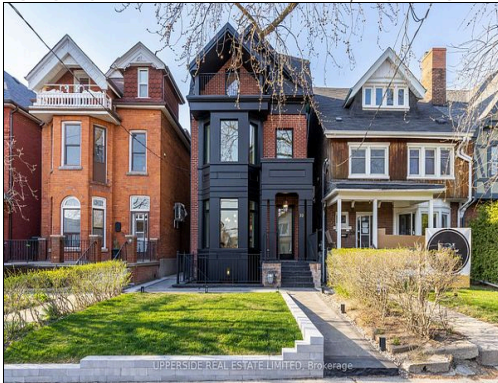
Hydro:
Phone:
 Municipal
 Sewers
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Step into this stunningly reimagined 3-story, 4+1 bedroom, 5-bathroom home, meticulously renovated with modern living in mind. From the moment you enter, you'll notice the thoughtful attention to detail that defines every inch of this property. The main floor invites you into a spacious, open-concept living and dining area, enhanced by built-in Sonos speakers and custom cabinetry. The chefs kitchen is a masterpiece, featuring a quartz waterfall island, high-end appliances, and ample storage - perfect for entertaining and daily family life. The second floor offers three generously sized bedrooms, each with bespoke cabinetry, two full bathrooms, and a conveniently located laundry room for ultimate ease. Ascend to the third floor to discover a luxurious private retreat. The entire level is devoted to the primary suite, complete with a spa-like ensuite bathroom, custom built-in closets, and serene views, a true sanctuary. The fully finished basement provides endless opportunities. With a separate entrance, a full kitchen, and ensuite laundry, it's ideal for a nanny/in-law suite, rental unit, or home office. Step outside to a beautifully landscaped backyard designed for relaxation and entertainment. The composite deck and flagstone pavers provide a low-maintenance, elegant outdoor living space. The two-car garage has been fully revamped, offering even more storage and functionality, and has the infrastructure ready for a future laneway suite. This smart home combines modern convenience with timeless design, creating a space where your family can thrive. Move in and enjoy the perfect blend of luxury, comfort, and innovation.

Extras:

Listing Contracted With: QUEENSWAY REAL ESTATE BROKERAGE INC, 416-259-4000


22 Shannon St
Toronto Ontario M6J 2E7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$9,343.66/2024**Sold Date:** 05/22/2025**SPIS:** N**Last Status:** SLD**For:** Sale**Sold:** \$3,800,000**List:** \$3,995,000**% Dif:** 95**DOM:** 51

Detached

Fronting On: N**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

3-Storey

25 x 121 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3x2nd, 1x5x2nd,
1x5x3rd, 1x3xLower**Dir/Cross St:** Shannon Street & Ossington Ave**Directions:** Shannon Street & Ossington Ave**MLS#:** C12055240**PIN#:** 212790258

Kitchens:	1 + 1	Exterior:	Alum Siding / Brick	Zoning:	Residential
Fam Rm:	Y	Drive:		Cable TV:	Hydro:
Basement:	Fin W/O / Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	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:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Arts Centre, Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Library, Other, Park,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	Unknown
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.83	x 11.58	Hardwood Floor	Open Concept	Bay Window
2	Kitchen	Main	18.34	x 11.58	Hardwood Floor	B/I Appliances	Centre Island
3	Family	Main	20.93	x 16.99	Gas Fireplace	Hardwood Floor	Walk-Out
4	2nd Br	2nd	16.99	x 11.84	3 Pc Ensuite	Hardwood Floor	Closet Organizers
5	3rd Br	2nd	16.9	x 10.17	4 Pc Bath	Hardwood Floor	Closet Organizers
6	4th Br	2nd	17.68	x 9.42	4 Pc Ensuite	Hardwood Floor	Closet Organizers
7	Prim Bdrm	3rd	17.16	x 15.91	Electric Fireplace	5 Pc Ensuite	W/I Closet
8	5th Br	Lower	15.16	x 11.68	Hardwood Floor	Closet	3 Pc Bath
9	Kitchen	Bsmt	11.25	x 9.51	Hardwood Floor	Open Concept	
10	Rec	Bsmt	19.65	x 11.58	Electric Fireplace	Hardwood Floor	

Client Remks: Experience the pinnacle of modern living in this designed with the latest trends in mind. This stunning contemporary home features impeccable design and luxurious finishes. The residence offers 5 elegantly appointed generous size bedrooms and 5 bathrooms, blending modern sophistication with timeless style. The main floor welcomes you with soaring 10-foot ceilings and stunning herringbone white oak engineered hardwood floors. The imported Italian custom kitchen is a chef's dream, complete with a Calacatta Vecchio marble waterfall island and a chic fireplace. Enhancing your comfort, the primary bathroom and basement feature heated floors, while three independent HVAC zones ensure optimal climate control. Enjoy the ambience created by an LED-lit skylight, custom glass mirrors, and noise-cancelling Pella windows. Sonos sound system is wired throughout, perfect for both relaxation and entertaining. Outdoor living is equally impressive, with a large terrace off the master bedroom featuring custom wood paneling and frosted glass for privacy. The spacious private patio in the backyard offers an ideal retreat from the hustle and bustle of downtown life. This home is the ultimate sanctuary for professionals seeking modern luxury in a prime location. **3000+sq ft main levels plus 1000+sq ft basement(as per direct measurement)** **EXTRAS** New HVAC, 2-tier system with individually controlled independent zones; special order noise cancellation imported Pella windows; speakers&sound system wired in throughout the house; full size w/o bsmt; & more; see list of upgrades

Extras:**Listing Contracted With:** UPPERSIDE REAL ESTATE LIMITED 905-597-9333



245 Rusholme Rd
Toronto Ontario M6H 2Y9
 Toronto C01 Dufferin Grove Toronto
Taxes: \$16,115.46/2024
Sold Date: 03/02/2025
SPIS: N **Last Status:** SLD **DOM:** 4

Sold: \$4,201,000
List: \$3,800,000

For: Sale **% Dif:** 111

Detached **Fronting On:** E **Rms:** 10 + 2
Link: N **Acreage:** 50 x 200 Feet **Bedrooms:** 4 + 1
 2 1/2 Storey **Irreg:** 1x2xMain, 1x3x2nd, 1x5x2nd,
 1x4x3rd, 1x3xBsmt

Dir/Cross St: Hepbourne/Dewson **Directions:** Hepbourne/Dewson

MLS#: C11990024

PIN#: 212810053

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Private	Cable TV:
Basement: Fin W/O / Full	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 3	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 3	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Y	Pool: Inground	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 3500-5000	Central Vacuum, Family Room, Fenced	Farm/Agr:
Assessment: POTL:	Yard, Fireplace/Stove, Hospital, Library,	Oth Struct: Garden Shed
POTL Mo Fee:	Park, Place Of Worship, Public Transit	Survey Type: Available
Laundry lev: Lower		Spec Desig: Accessibility

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 16.67	Hardwood Floor	Moulded Ceiling	Bay Window
2	Dining	Main	15.32	x 16.4	Hardwood Floor	Window	
3	Kitchen	Main	28.18	x 19	Cork Floor	Breakfast Area	Window
4	Family	Main	16.01	x 21.33	Sunken Room	Fireplace	Window Flr to Ceil
5	Office	Main	10.99	x 14.5	Hardwood Floor	B/I Closet	Window
6	Br	2nd	15.16	x 14.01	Hardwood Floor	W/I Closet	Window
7	Br	2nd	11.32	x 12.99	Hardwood Floor	B/I Shelves	Window
8	Br	2nd	15.16	x 14.01	Hardwood Floor	Closet	Window
9	Office	2nd	5.41	x 9.15	Hardwood Floor	B/I Shelves	Pocket Doors
10	Prim Bdrm	3rd	18.01	x 19	Hardwood Floor	Mirrored Closet	Bay Window
11	Rec	Bsmt	18.57	x 25.98	Laminate	Fireplace	B/I Bar
12	Br	Bsmt	14.99	x 17.32	Broadloom	W/O To Garden	

Client Remks: Welcome to 245 Rusholme Road, a meticulously crafted landmark home where Edwardian charm meets modern luxury. The fully detached brick home sits on a 50 x 200 ft lot (a quarter acre) and features a large in-ground pool and hot tub, a very rare and hidden gem in Toronto's downtown West End. The private driveway is longer than most, a rarity in Dufferin Grove, and the home backs onto a back lane accessible through the rear. *Extraordinary opportunity for a laneway house.* The moment you enter, you're welcomed by hardwood floors, intricate wood details, and stained-glass windows that reflect the home's historic elegance. The sun-filled living and dining areas are designed for both intimate gatherings and grand entertaining with three entryways leading to the dining room. The spacious chef's kitchen and breakfast room boast stainless steel appliances, lots of custom storage and bay windows overlooking the garden & pool with seasonal views of the CN Tower. A sunken family rm with a soaring 11 ft. 6 in. ceiling, a wood-burning fireplace, floor to ceiling windows & walkout to the garden create a seamless connection between indoor and outdoor living. There is a large patio area designed for outdoor dining that is surrounded by a lush garden and bordered by wood fencing for added privacy. The sloped pool reaches 10 feet deep & features stairs, a ladder & a diving board. The in-ground hot tub has jets wrapping around for a full spa experience. The property also includes 3 sheds for storage. Retreat upstairs to four well-appointed bedrooms, all with ample closet space, each offering tranquility and style. This includes a primary bedroom suite on the third loft floor and features rare pine hardwood, a skylight, bay window and radiant heated floors in the ensuite. The second floor 5-pc bathroom is a grand, multi-level jewel. Finished basement provides additional space with a rec room, wet bar, elec. fireplace, central vac, 2 full storage rms, bathroom, bedroom & garden walkout.

Extras:

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995