

	127 Lindsey Ave Toronto Ontario M6H 1E5 Toronto C01 Dufferin Grove Toronto Taxes: \$5,512.37/2025 Sold Date: 09/24/2025 SPIS: N Last Status: SLD DOM: 6		Sold: \$1,137,000 List: \$949,000 For: Sale % Dif: 120				
	Detached Link: N 2-Storey		Fronting On: S Acreage: 17.33 x 90 Feet Irreg:		Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x1xBsmt		
	Dir/Cross St: College St & Brock Ave		Directions: One way Street going West				
MLS#: C12413878 PIN#: 213090352 Assignment: N Fractional Ownership: N Legal: PT LT 14 PL 896 CITY WEST AS IN CA470392; EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1988 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main		Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School Exterior Feat: Privacy Interior Feat: Carpet Free		Zoning: Res Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Air Conditioner, Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1960 Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.4	x 9.84	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Ground	11.15	x 8.53	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Ground	15.42	x 10.17	Tile Floor	Stainless Steel Appl	Eat-In Kitchen
4	Sunroom	Ground	10.5	x 9.51	Vinyl Floor	W/O To Garden	Large Window
5	Prim Bdrm	2nd	14.44	x 11.81	Hardwood Floor	Large Window	Closet
6	Br	2nd	12.47	x 8.86	Hardwood Floor	Closet	Window
7	Br	2nd	10.17	x 8.2	Hardwood Floor	Window	South View
8	Foyer	Ground	10.83	x 3.61	Hardwood Floor		
Client Remks: Victorian Treasure in Dufferin Grove! Step into this beautifully maintained large Victorian detached home, a rare find in the heart of one of Toronto's most vibrant communities. Freshly painted and filled with character, this sunlit 2-storey residence welcomes you with soaring 10 ft ceilings, spacious principal rooms, and timeless charm throughout. The living room, with its large window flows seamlessly into the dining area perfect for entertaining. A large eat-in kitchen opens to a convenient sunroom, while oversized bedrooms offer comfort, light, and space. The private lush south facing lush garden provides a peaceful retreat right in the city. With updated electrical, new roof (Aug 2024) and meticulous upkeep, this Victorian gem is move-in ready. Located on a quiet one-way street, you'll enjoy the best of city living. Just steps to College Streets cafes, bakeries, and restaurants, and within walking distance to Little Italy, Little Portugal, Trinity Bellwoods, and Brockton Village. Parks, schools, and daycares are all nearby. Excellent TTC access with streetcars, buses, and subway connections makes getting around the city a breeze. ***Open House Sat-Sun, September 20&21, 2-4pm.***							
Inclusions: Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Dishwasher, Portable washer, All light fixtures.							
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-530-1100							



529 Gladstone Ave Toronto Ontario M6H 3J1 Toronto C01 Dufferin Grove Toronto Taxes: \$7,616.28/2025 Sold Date: 11/19/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,400,000 List: \$1,199,000 For: Sale % Dif: 117
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 29 x 148 Feet Irreg:	Rms: 10 Bedrooms: 7 Washrooms: 1 1x3	Dir/Cross St: Bloor/Dufferin Directions: Bloor/Dufferin

MLS#: C12526854 **PIN#:** 212930162
Legal: PT 1T 12 PL D121 TORONTO AS IN CT133260; S/T 7 T/W CT 133260; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: Rough-In Bath	Zoning: Residential Cable TV: A Hydro: Y Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: CALLING ALL RENOVATORS, BUILDERS & VISIONARIES! Discover an exceptional opportunity in one of Toronto's most sought-after neighborhoods. This century-old home is ready for a full transformation - ideal for renovators, builders, or anyone looking to create their dream property in a high-demand urban location. Property Highlights: *Unbeatable Location: Steps to Bloor/Dufferin Subway, Schools, shops and restaurants. *Solid Potential: Existing structure offers a great footprint for redevelopment or complete renovation. *Vacant: This home has not been fully occupied for many years and the water has not been operational during that time. *Total Renovation Needed: Bring your design ideas - this property is being sold "As is, where is condition" No warranties" Survey Available. Legal triplex per GEO WAREHOUSE - previously occupied as single-family home.					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.905-828-1122					



5 Lindsey Ave
Toronto Ontario M6H 1C8
 Toronto C01 Dufferin Grove Toronto
Taxes: \$7,352.35/2025 **For:** Sale **% Dif:** 100
Sold Date: 09/08/2025
SPIS: Y **Last Status:** SLD **DOM:** 3
Sold: \$1,250,000
List: \$1,250,000
 Detached **Fronting On:** S **Rms:** 12
Link: N **Acreage:** **Bedrooms:** 4
 2-Storey 20 x 166 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xBsmt
Dir/Cross St: Dufferine St/ College St.
Directions:
 Head East on College St from Dufferine St.; Turn left onto Gladstone Ave; Continue - 5 Lindsey Ave will be on your right-hand side

MLS#: C12383063 **PIN#:** 212940132
Legal: PT LT 67, C PL 324 CITY WEST AS IN WB214733; EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.5	x 10.24	Large Window	Parquet Floor
2	2nd Br	Main	14.76	x 10.07	Parquet Floor	
3	Kitchen	Main	15.42	x 11.38	Ceramic Floor	Window Combined W/Dining
4	Family	Main	11.38	x 9.84	Large Window	Parquet Floor W/O To Deck
5	Br	2nd	15.85	x 10.56	Large Window	
6	3rd Br	2nd	9.97	x 8.23	Large Window	Closet
7	4th Br	2nd	12.89	x 8.6	Large Window	
8	Kitchen	Bsmt	14.63	x 14.27	Window	Vinyl Floor
9	Rec	Bsmt	21.1	x 14.93	W/O To Yard	

Client Remks: Do Not Miss This Opportunity. Special/Unique 4 Bdr An 1900 Vintage Detached Victorian Family Home. Well Maintained All Brick Solid Home With A Peaceful & Park-Like Quiet Back Yard With A Substantial 166' Depth. 3 Min Walk To Dufferin Grove Park. Located On One Of Toronto's Quietest Streets. Homes Are Rarely Offered For Sale. Great For Entertaining. Steps Away From Restaurants And Vibrant Shops On College Street. Two Blocks To Bloor. Steps To Streetcar, 10Min Walk To Subway. Short Drive To QEW. Located Within The District Of Top Ranked Schools. Perfect Location To Embrace City Living!

Inclusions: 2 Fridges, 2 Stoves, Washer And Dryer. All Existing Elf's and Window Coverings. Furnace and AC unit. Garden Shed.

Listing Contracted With: HOME LEADER REALTY INC. 416-599-9599



443 Brock Ave Toronto Ontario M6H 3N7 Toronto C01 Dufferin Grove Toronto Taxes: \$5,908/2024 Sold Date: 08/20/2025 SPIS: N Last Status: SLD DOM: 82			Sold: \$1,290,000 List: \$1,325,000 For: Sale % Dif: 97
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 20 x 110 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x5xBsmt	Dir/Cross St: North of College Directions: North of College

MLS#: C12186470 **PIN#:** 213090095
Legal: Lot 18 R Plan 587

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote	Zoning: SFR Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1994 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.47	x 11.98	Combined W/Dining	Parquet Floor	Picture Window
2	Dining	Main	21.33	x 11.98	Combined W/Living	Parquet Floor	Picture Window
3	Kitchen	Main	20.18	x 10.33	Family Size Kitchen	Walk-Out	Ceramic Floor
4	Prim Bdrm	2nd	13.12	x 9.84	Double Closet	Broadloom	
5	2nd Br	2nd	10.66	x 9.84	Closet	Broadloom	
6	3rd Br	2nd	11.32	x 8.04	Broadloom		
7	4th Br	3rd	12.47	x 11.81	Closet	Broadloom	
8	Rec	Bsmt	21.65	x 9.35	Tile Floor		
9	Laundry	Bsmt	11.15	x 10.83			
10	Cold/Cant	Bsmt	11.48	x 5.58			

Client Remks: Welcome to 443 Brock Avenue, nestled in the heart of desirable Dufferin Grove and cherished by the same family for over 45 years! This fully detached 4-bedroom 2 bath home boasts spacious principal rooms, high ceilings, a fully finished basement and a generous backyard perfect for family living or entertaining. Enjoy the rare bonus of an 18-foot-wide, 2-car garage with with easy access to the wide laneway, plus an extended lot offering space for a third parking spot behind the garage. Ideally located just steps from Little Portugal, Roncesvalles, Brockton Village, The Junction, shopping, and schools. This home offers an Incredible opportunity to move in as is, update, expand, or create your forever home in one of Toronto's most sought-after neighborhoods !

Inclusions: All existing light fixtures, Gas burner / Central Air conditioner, existing Fridge, Stove, Washer, Dryer.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 905-568-2121



65 St Annes Rd Toronto Ontario M6J 2C4 Toronto C01 Little Portugal Toronto Taxes: \$7,744.48/2025 Sold Date: 11/12/2025 SPIS: N Last Status: SLD DOM: 63			Sold: \$1,170,000 List: \$1,350,000 For: Sale % Dif: 87
Detached Link: N 2-Storey	Fronting On: S Acreage: 26 x 100 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 Washrooms: 2 1x4, 1x3	Dir/Cross St: Rusholme Rd & Dundas St W Directions: Use GPS

MLS#: C12395443 **PIN#:** 212950344
Legal: PT LT 35-36 PL D1404 TORONTO AS IN WB131941; S/T & T/W WB131941; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		16.5	x 12.34	French Doors	Large Window	Hardwood Floor
2	Dining		13.32	x 11.32	Separate Rm	Large Window	Hardwood Floor
3	Kitchen		9.15	x 8.5	Breakfast Area	W/O To Yard	Laminate
4	Mudroom		4.27	x 8.66	Large Window	W/O To Yard	Tile Floor
5	Prim Bdrm		12.76	x 10.01	Large Window	Brick Fireplace	Hardwood Floor
6	2nd Br		12.76	x 9.84	Large Window	Closet	Hardwood Floor
7	3rd Br		13.09	x 9.74	Large Window	Closet	Hardwood Floor
8	4th Br		11.75	x 9.84	Large Window	Closet	Hardwood Floor
9	Rec		14.34	x 18.57			
10	Kitchen		9.68	x 9.68			
11	Furnace		8.01	x 8.76			
12	Other		5.25	x 9.25			

Client Remks: Welcome to 65 St Annes Rd! This DETACHED home is a true gem nestled in one of the quietest pockets of Little Portugal! Don't miss this rare and highly sought after opportunity that offers plenty of potential for all types of Buyers. Walk into a well-appointed foyer with original wood trim and staircase. French doors open to a spacious living room with a large window, brick fireplace and original hardwood floors. Walk through to a well-appointed, formal dining room that boasts charming dark wood trim and a swinging door to a charming kitchen with retro finishes. The second floor has four bright and spacious bedrooms and original hardwood floors throughout. The basement offers plenty of additional living space, or in-law suite potential! Enjoy on site parking and extra storage with a double detached garage and backyard parking. This lovingly maintained family home is ready for it's next chapter. Located between College St and Dundas just off of Dovercourt, enjoy the convenience of living steps to all the vibrant shops and restaurants of the area, YMCA, Dollarama, LCBO, TTC 505 streetcar line, Lower Ossington, Dufferin Mall, Trinity Bellwoods and so much more! Don't miss this opportunity to live in a fantastic school zone, close to downtown, yet quietly tucked away in one of the west end's best neighbourhoods!

Inclusions: 2 stoves, fridge, ELF's, window coverings

Listing Contracted With: AREA REALTY INC, 416-474-5699



61 St Annes Rd		Sold: \$1,390,000
Toronto Ontario M6J 2C4		List: \$1,499,000
Toronto C01 Little Portugal Toronto		
Taxes: \$7,561/2024	For: Sale	% Dif: 93
Sold Date: 08/16/2025		
SPIS: N	Last Status: SLD	DOM: 21
Detached	Fronting On: S	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 4
2-Storey	26.17 x 117 Feet	Washrooms: 2
	Irreg: EXTRA DEEP LOT	1x4, 1x3
Dir/Cross St: Dufferin St/College St/Dundas St W/Dovercourt Rd		
Directions: Rusholme Rd & St Annes Rd		

MLS#: C12309399 **PIN#:** 212950346
Legal: PT LT 37 PL D1404 TORONTO AS IN WB180334; CITY OF TORONT

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Interior Feat: Other	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.37	x 16.21	Hardwood Floor
2	Dining	Main	11.38	x 13.78	Hardwood Floor
3	Kitchen	Main	8.66	x 18.14	Vinyl Floor
4	Mudroom	Main	4.69	x 11.84	Vinyl Floor
5	Prim Bdrm	2nd	10.04	x 12.76	Hardwood Floor
6	2nd Br	2nd	10.07	x 11.88	Hardwood Floor
7	3rd Br	2nd	10.04	x 11.88	Hardwood Floor
8	4th Br	Bsmt	9.51	x 15.19	Hardwood Floor
9	Rec	Bsmt	10.17	x 5.84	Vinyl Floor
10	Kitchen	Bsmt	9.61	x 15.19	
11	Furnace	Bsmt	10.17	x 7.97	
12	Laundry	Bsmt	8.96	x 9.71	

Client Remks: UNLIMITED INVESTMENT POTENTIAL in this Detached Home in the Heart of Little Portugal**This rare detached property is tucked away on a quiet, family-friendly street in one of Toronto's most vibrant and sought-after neighbourhoods**Brimming with character and potential, this lovingly maintained home is ready for its next chapter**Step into a spacious covered porch to enjoy the morning coffee with foyer featuring original wood trim and a classic staircase that sets the tone for the homes timeless charm. The bright living room welcomes you with a large front window, a cozy brick fireplace, and original hardwood flooring. French doors lead into the formal dining room**The second level features four generously sized bedrooms and dual kitchen, all filled with natural light and boasting original hardwood floors. The basement offers flexible space with plenty of room for a rec area, home office, or in-law suite potential**Enjoy the added bonus of on-site parking with a rare detached garage and backyard space for additional parking or storage**Perfectly positioned between College Street and Dundas West, just off Dovercourt, this home offers unbeatable access to some of the city's best amenities, walk to shops, cafes, restaurants, the YMCA, TTC, LCBO, Dufferin Mall, Trinity Bellwoods Park, and more. Located in a highly reted school zone and just minutes to downtown, this is a prime opportunity in one of the west ends most coveted communities.Dont miss your chance to own a detached home in one of Toronto's most dynamic neighbourhoods! Great opportunity to renovate, do an extension or possible lane way LOFTS, Steps to College St. Shops, Cafes and Restaurants. 24 hours TTC, access to Downtown core**separate side entrance to the basement** New Roof in 2020**

Inclusions: All appliances, ELF's, window coverings AS IS

Listing Contracted With: CENTURY 21 PARAMOUNT REALTY INC.905-799-7000



999 Dufferin St Toronto Ontario M6H 4B2 Toronto C01 Dufferin Grove Toronto		Sold: \$1,470,000 List: \$1,598,000
Taxes: \$6,988/2025	For: Sale	% Dif: 92
Sold Date: 08/19/2025		
SPIS: N	Last Status: SLD	DOM: 61
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 166 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x3xBsmt, 1x4x2nd
Dir/Cross St: Dufferin St & Bloor St Directions: Dufferin & Bloor		

MLS#: C12233169	PIN#: 212930122
Legal: PLAN D121 PT LOT 47	

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1909 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Live, Invest, or Develop - Versatile Opportunity in Coveted Dufferin Grove! Welcome to 999 Dufferin St - a rare, fully detached 4-bedroom, 3-bathroom home situated on an expansive 25 x 166 ft lot in the heart of Dufferin Grove, featuring an oversized 700 Sq Ft double-car garage with laneway access, offering the potential to build a 2-storey laneway house - a lucrative opportunity for added income and long-term growth. (see report). Whether you're an investor, end-user, or developer, this property checks all the boxes and can elevate any real estate portfolio. Move-in ready with many custom finishes and features - and incredibly spacious, it offers the flexibility to be enjoyed as a large family home, converted to a multi-unit income property, or a potential redevelopment. This outstanding home features a finished basement with separate entrance, a full bathroom, large recreational space (potential 5th bedroom), laundry room, and an eat-in kitchen - ideal for rental or in-law suite potential. The property Offers two full kitchens and a rough-in for a third on the second floor. Location is everything: just steps from the Bloor & Dufferin subway, top-tier restaurants, cafes, Dufferin Mall, wonderful schools, parks, and the Bloorcourt Village shopping strip. You're also walking distance to Dufferin Grove Farmers Market, Little Portugal, Little Italy - the upcoming 89,000 sq ft Wallace Emerson Community Centre. Don't miss your chance to own a piece of one of Toronto's most dynamic and connected neighbourhoods with tremendous ROI potential and endless possibilities. Inclusions: Stainless Steel Fridge, Stove, Built-In Dishwasher, White Stove & Fridge, Clothes Washer & Dryer, All electrical Light Fixtures & Window Coverings Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241					



441 Brock Ave Toronto Ontario M6H 3N7 Toronto C01 Dufferin Grove Toronto Taxes: \$6,066/2024 Sold Date: 09/17/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,750,000 List: \$1,779,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: E Acreage: 18.5 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 2 Washrooms: 3 1x4x2nd, 1x3xMain, 1x3xLower Dir/Cross St: Dufferin /College Directions: Dufferin /College	

MLS#: C12380071 **PIN#:** 213090096
Legal: PT LT 1 PL 690 CITY WEST AS IN CT94956; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 14.34	Large Window	W/O To Porch	
2	Dining	Main	22.05	x 14.9	Combined W/Kitchen	Large Window	French Doors
3	Kitchen	Main	22.05	x 12.83	Stone Counter	Breakfast Bar	Large Window
4	Mudroom	Main	8.04	x 13.16	B/I Closet	W/O To Patio	
5	Prim Bdrm	2nd	13.09	x 12.83	Large Window	B/I Closet	
6	2nd Br	2nd	12.01	x 8.99	Closet	Large Window	
7	3rd Br	2nd	12.8	x 8.69	Large Window	Closet	
8	Study	2nd	8.43	x 7.71	Large Window		
9	Rec	Lower	27.2	x 8.2	3 Pc Bath	Window	
10	Kitchen	Lower	12.89	x 9.22			
11	4th Br	Lower	10.3	x 12.47			
12	Laundry	Lower	8.33	x 5.35			

Client Remks: Jaw dropping! You are going to simply fall more in love with every step you take in this spectacular home. This stunning detached is renovated from top to bottom with exquisite taste and design. Large bright living room that welcomes you into this space. Do you love coffee? Dream of your own coffee bar? This gorgeous Gourmet Custom Kitchen includes a separate coffee area with plumbing so your coffee maker always has water! Large dining area great for entertaining. Light cascades in from the rear windows! Walk out from your mudroom to your own private escape and fabulous 2 car detached garage with subpanel, Workshop anyone? 3 Generous bedrooms and office/art studio. Beautifully renovated bath w/heated floors! The lower level could be turned into an in-law suite with its high ceilings, recreation room, 4th bedroom, a 3 piece bath and kitchenette. So many smart decisions in this design! Nestled between Little Italy, Little Portugal, Trinity Bellwoods, Roncesvalles, and Bloordale Village, you're steps away from vibrant shops, top-rated schools, trendy restaurants, and lots of transit options (TTC and GO).

Inclusions: Frigidaire Gallery refrigerator (2022), GE Cafe gas stove with double oven (2022), Bosch dishwasher (2022), washer and dryer (2022), refrigerator (basement), all existing light fixtures, and window coverings, hot water heater. 2022 renovations include: furnace, ac, & ductwork, all new wiring & panel + garage subpanel, front porch, frontyard hardscaping, stairs w/glass, flooring, trim & doors, plumbing, (3/4inch), sump pump & drains, drywall & insulation, back roof.

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



197 Margueretta St Toronto Ontario M6H 3S4 Toronto C01 Dufferin Grove Toronto Taxes: \$7,827/2024 Sold Date: 11/06/2025 SPIS: N Last Status: SLD DOM: 23		Sold: \$1,777,000 List: \$1,899,000 For: Sale % Dif: 94
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25 x 127 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x4x2nd, 1x3xBsmt, 1x2xGround, 1x2x3rd
Dir/Cross St: Bloor St West and Dufferin St Directions: Margueretta runs south from Bloor to College		

MLS#: C12459834 **PIN#:** 213081004
Legal: PT LT 9B PL 256 OR 300 TORONTO AS IN CA812868, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2.5 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Interior Feat: Accessory Apartment, Auto Garage Door Remote, Built-In Oven, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: R(d0.6) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Air Conditioner, Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.68	x 13.32	
2	Family	Ground	14.5	x 9.84	
3	Dining	Ground	10.5	x 10.01	
4	Kitchen	Ground	18.83	x 10.33	
5	Prim Bdrm	2nd	13.48	x 12.83	
6	2nd Br	2nd	14.5	x 9.84	
7	3rd Br	2nd	10.66	x 10.07	
8	4th Br	3rd	14.17	x 10.99	
9	5th Br	3rd	9.32	x 9.09	
10	Rec	Bsmt	17.49	x 9.25	
11	Kitchen	Bsmt	11.09	x 9.09	
12	Br	Bsmt	11.25	x 7.68	

Client Remks: A fully detached family home on a 25 x 127 lot with over 3,300 SF of living space over four levels? This is downtown's equivalent of winning the World Series! That width means enough space for everyone, a floor plan that breathes, and a walkout to a backyard roomy enough for kids, cocktails, and a BBQ that doesn't double as a tanning bed. Anchoring it all is a 2.5-car garage big enough to swallow cars, bikes, skis, patio furniture, Costco hauls, and those boxes of miscellaneous you'll never open. The main floor actually feels like a main floor, with 9+foot ceilings and plenty of living space to gather, cook, sprawl, and host without everyone tripping over each other. And yes, theres a powder room, laundry and storage, right where you need it. Upstairs, five bedrooms and two washrooms. Downstairs? A very large, self-contained apartment with 7 ceilings and its own laundry (will be vacant upon possession.) Margueretta is a quiet, friendly pocket where neighbours wave, yet a short walk puts you on the subway, Bloor's cafes and shops, Dufferin Mall, Dufferin Grove Park for skating, markets, and summer picnics, and brand-new Bloor Collegiate with its enviable TOPS program. Close to streetcar, bus, subway, UP Express and the future Bloor-Lansdowne GO Station. Detached, wide, deep, bedrooms galore, a basement apartment and massive garage, all in a community that's friendly, walkable and minutes from everything. It's the kind of home you could wait years to find in a community like this.

Inclusions: Main Kitchen: Fridge, Stove, Built-In Dishwasher, Built-In Microwave Oven, 'Bosch' Front Load Washer & Dryer, Basement Kitchen: Fridge, Stove, Range Hood, Washer And Dryer, Garage Door Opener & Remote, All electrical light fixtures (see exclusions), All window coverings.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-782-8882



73 Lakeview Ave		Sold: \$3,425,000
Toronto Ontario M6J 3B4		List: \$3,499,000
Toronto C01 Trinity-Bellwoods Toronto		
Taxes: \$7,310/2025	For: Sale	% Dif: 98
Sold Date: 10/03/2025		
SPIS: N	Last Status: SLD	DOM: 24
Detached	Fronting On: E	Rms: 8 + 5
Link: N	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	21 x 100 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x5x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: College St W & Ossington Ave		
Directions:		
At the corner of Churchill and Lakeview. Driveway on the Churchill side of house		

MLS#: C12392285	PIN#: 212790429
Legal: LT 1 PL 858 TORONTO T/W CT403022; CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Apartment Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1890 Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Hot Tub Interior Feat: Built-In Oven, In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.43	x 9.51	Hardwood Floor	Bay Window	B/I Bookcase
2	Dining	Main	12.83	x 14.17	Hardwood Floor	Gas Fireplace	2 Pc Bath
3	Kitchen	Main	14.67	x 17.26	Eat-In Kitchen	Stainless Steel Appl	B/I Microwave
4	Family	Main	12.83	x 14.34	Hardwood Floor	Separate Rm	W/O To Deck
5	Mudroom	Main	8.83	x 5.41	Hardwood Floor	Window	Walk-Out
6	Prim Bdrm	2nd	12.07	x 14.4	W/I Closet	Semi Ensuite	W/O To Balcony
7	2nd Br	2nd	13.58	x 10.76	Large Closet	Bay Window	W/O To Balcony
8	3rd Br	2nd	10.99	x 10.76	Hardwood Floor	Window	Closet
9	4th Br	3rd	19.42	x 14.4	Hardwood Floor	3 Pc Bath	W/O To Terrace
10	Living	Bsmt	13.48	x 20.93	Hardwood Floor	Electric Fireplace	3 Pc Bath
11	Kitchen	Bsmt	8.23	x 10.5	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
12	5th Br	Bsmt	10.17	x 13.68	Large Closet	Above Grade Window	
13	Study	Bsmt	10.01	x 8.33	Large Closet	Separate Rm	

Client Remks: Love of my Lakeview! A palatial downtown Victorian perched at the very top of beautiful, lush, legendary boulevard street: Lakeview Ave. From incredible top floor/sky terrace to mind-boggling 8ft high basement, this is a gracious and extra spacious family home that elegantly checks every box. Sunny corner lot at the top of the street offers leafy views, privacy, and calm in a location central to literally everything. Light floods the main floor thanks to windows running the full long side of the house - a rare Toronto feature. The main level open layout flows seamlessly between the living room(s), eat-in kitchen, and formal dining room with massive doors opening to a Parisian-style backyard. Convenient and practical back-door mudroom with built-in cubbies leads to the detached garage and private drive. And the storage? Throughout the house, there are more hidden nooks than an organizer's Pinterest board - inside the stairs, benches, and walls (Check everything. I'm still discovering new ones myself). Upstairs, a restful primary and family bedroom area with three bedrooms and a cozy private terrace from the primary retreat. Primary space also includes laundry, built-in desk, double closets, and a huge semi-ensuite family bathroom. The third floor? Amazing entertainment and multi purpose space with projector, ensuite, kitchenette, wet bar, and outstanding rooftop terrace with hot tub and wired outdoor projection system. Extraordinary finished basement has radiant heated floors (like the rest of the house!), 8 ft ceilings, 2 inches of soundproof concrete, two more bedrooms, full bath, kitchen, laundry, and bright living space - perfect for a suite or extra room to grow. Two car garage with private drive. Dream location seconds to the Ossington Strip, Dundas West, Queen West, College, Little Italy, Little Portugal, and the subway. In coveted OOOPS catchment (Ossington/Old Orchard Junior Public School). An absolute 10/10. Come and get it.

Inclusions: Jenn Air SS appliances upstairs; French door refrigerator, gas oven/range, built-in microwave drawer oven. Built-in Kitchenaid dishwasher Laundry - bsmt: Whirlpool duet washer/dryer, Canavac vacuum system throughout. Bain Ultra air jet tub in the Main Bath. Basement kitchen: Whirlpool SS electric oven with whirlpool counter top range. Whirlpool SS hood/microwave. Daewoo fridge and GE

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1300 Yonge St Ground Flr, Toronto ON M4T1X3

dishwasher. Third floor ss bar fridge, Hotsprings Limelight Hot tub and equipment. All built-ins, window treatments, A/C wall units and light fixtures not outlined in exclusions.

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