



63 Moutray St			Sold: \$880,000	
Toronto Ontario M6K 1W4			List: \$699,000	
Toronto C01 Little Portugal Toronto				
Taxes: \$5,293.69/2025		For: Sale	% Dif: 126	
Sold Date: 08/01/2025				
SPIS: N	Last Status: SLD	DOM: 7		
Semi-Detached	Fronting On: N	Rms: 6 + 2		
Link:	Acreage:	Bedrooms: 3		
2-Storey	15.46 x 95 Feet	Washrooms: 2		
	Irreg:	1x4x2nd, 1x4xBsmt		
Dir/Cross St: College st and Brock Ave			Directions: College st and Brock Ave	

MLS#: C12307606 **PIN#:** 213090489
Legal: PT LT 3PL 919 City West AS IN CT129312 S/T CT129312; City of Toronto


Kitchens: 1 + 1	Exterior: Brick / Stone	Zoning: R(D1*810)	
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Y	Hydro: Y
Basement: Finished with Walk-Out	Park/Drive:	Gas: Y	Phone: Y
Fireplace/Stv: N	Drive: Street Only	Water: Municipal	
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers	
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 700-1100	Prop Feat: Family Room	HST Applicable to: Included In	
Roof: Asphalt Shingle	Interior Feat: Storage	Sale Price:	
Foundation: Concrete		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	Ground	29.53	x 41.99	Large Window	Closet	Vinyl Floor
2	Dining	Ground	24.61	x 44.62	Window	Vinyl Floor	
3	Kitchen	Ground	34.12	x 51.18	O/Looks Backyard	Tile Floor	Window
4	Prim Bdrm	2nd	44.29	x 37.73	Large Window	Closet	
5	Br	2nd	28.22	x 41.99	Window		
6	Br	2nd	34.12	x 32.15	Large Window		
7	Kitchen	Bsmt	40.03	x 42.65	Open Concept	O/Looks Backyard	
8	Dining	Bsmt	40.03	x 40.03			

Client Remks: Welcome to 63 Moutray Street, a charming semi-detached home nestled in Toronto's vibrant and highly sought-after Little Portugal / Brockton Village neighborhood. This residence offers the perfect blend of classic character and urban convenience, ideal for young families, professionals, or investors. The second floor hosts 3 well-proportioned bedrooms, each offering good closet space and large windows. a 4-piece bath serves the upper level. The finished w/o basement with 4-piece bath presents excellent potential for additional living space, With its separate entrance & good ceiling height offers flexibility for various needs. Truly a great backyard space to give a sense of tranquility in the heart of downtown Toronto This prime location offers unparalleled walkability! Enjoy immediate access to trendy College St. & Dundas St. West shops, cafes, and restaurants. Steps to TTC streetcar lines and easy connections to subway stations make commutes a breeze. Close proximity to popular parks like Dufferin Grove / Trinity Bellwoods, top-rated schools, and community amenities. A true urban gem not to be missed!

Inclusions: All Fixtures, chattels and appliances(in as-in Condition)

Listing Contracted With: ROYAL LEPAGE FLOWER CITY REALTY 905-564-2100

	957 Dufferin St Toronto Ontario M6H 4B2 Toronto C01 Dufferin Grove Toronto		Sold: \$1,050,000 List: \$799,999				
	Taxes: \$5,670.73/2025 Sold Date: 11/03/2025		For: Sale % Dif: 131				
	SPIS: N Last Status: SLD DOM: 14						
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: < .50 17.17 x 109.52 Feet Irreg: 1x4x2nd, 1x1xBsmt Dir/Cross St: Dufferin St and Bloor St Directions: Dufferin St and Bloor St				
Rms: 8 Bedrooms: 3 Washrooms: 2							
MLS#: C12471908 PIN#: 212930011 Legal: 109.52 PCL 54-3 SEC AD121; PT LT 54 E/S DUFFERIN PL D121 TORONTO COMM AT A POINT IN THE ELY LIMIT OF DUFFERIN DISTANT 10 INCHES NLY FROM THE SW ANGLE OF THE SAID LT; THENCE NLY ALONG THE ELY LIMIT OF OF DUFFERIN 19 FT 2 INCHES TO A POINT DISTANT 20 FT NLY FROM THE SW ANGLE OF THE SAID LT; THENCE ELY PARALLEL TO THE SLY LIMIT OF SAID LT, 116 FT MORE OR LESS TO A POINT DISTANT 60 FT MEASURED WLY FROM THE ELY LIMIT OF SAID LT; THENCE SLY PARALLEL TO THE ELY LIMIT OF SAID LT A DISTANCE OF 19 FT 2							
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: Other Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: None Security Feat: None		Zoning: Cable TV: A Gas: Hydro: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown			
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	8.6	x 9.58	Combined W/Dining	Ceramic Floor	Window
2	Family	Ground	9.74	x 15.32	Bay Window	Hardwood Floor	O/Looks Living
3	Living	Ground	10.76	x 13.58	Hardwood Floor	Combined W/Family	Window
4	Dining	Ground	15.32	x 9.91	Combined W/Kitchen	Ceramic Floor	W/O To Deck
5	Prim Bdrm	2nd	15.32	x 11.09	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	15.32	x 9.09	Hardwood Floor	Closet	Above Grade Window
7	3rd Br	2nd	9.32	x 11.52	Hardwood Floor	Closet	Above Grade Window
8	Other	Bsmt	15.29	x 39.67	Unfinished	Combined W/Workshop	Concrete Floor
Client Remks: Welcome to 957 Dufferin Street, a classic three-bedroom, one-and-a-half-bath semi-detached home nestled directly across from Dufferin Mall in one of Toronto's most vibrant and connected neighbourhoods. Offering timeless character with solid bones, this property is perfect for buyers looking to add their own touch, or for savvy investors and builders seeking exceptional potential in a prime downtown setting. Inside, spacious principal rooms, generous bedrooms, and a smart, functional layout present endless possibilities for modernization or redesign. Though there is no garage or driveway, the home boasts unbeatable transit access and is steps away from parks, schools, shopping, restaurants, and community amenities-making it a truly walkable and convenient place to call home. Whether your vision is to renovate, reimagine, or build something new, 957 Dufferin Street offers an incredible opportunity to secure a property in a high-growth pocket of the city-right across from one of Toronto's favourite destinations for shopping and entertainment.							
Inclusions: All appliances and ELFs and curtains and rods. House sold in AS-IS condition.							
Listing Contracted With: PROPERTY.CA INC. 416-583-1660							



5 Archer St Toronto Ontario M6H 1J1 Toronto C01 Little Portugal Toronto Taxes: \$5,286.15/2025 Sold Date: 10/09/2025 SPIS: N Last Status: SLD DOM: 17			Sold: \$850,000 List: \$849,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.19 x 83.23 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: College & Brock Directions: College & Brock

MLS#: C12419109 **PIN#:** 213090078
Legal: PT LT 3 4 PL 728 TORONTO AS IN C1107956; 3/T & 11W C1107956; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.83	x 9.51	Parquet Floor	Picture Window
2	Prim Bdrm	Main	15.85	x 9.84	Laminate	
3	Br	Main	10.86	x 9.51	Hardwood Floor	
4	Living	2nd	13.02	x 9.88	Laminate	Closet
5	Kitchen	2nd	9.74	x 7.97	Ceramic Back Splash	Vinyl Floor Window
6	Br	2nd	11.52	x 7.45	Laminate	
7	Dining	Bsmt	12.04	x 11.38	Ceramic Floor	Crown Moulding
8	Kitchen	Bsmt	14.53	x 8.89	Vinyl Floor	
9	Laundry	Bsmt	6.56	x 5.05	Linoleum	Irregular Rm

Client Remks: Nestled in one of Toronto's most popular West End neighbourhoods, this home offers a great location and lifestyle. You'll be within walking distance to Dufferin Mall, schools, Dufferin and McCormack parks, and a full-service recreation centre complete with pool, skating rink, gym, and playground. Add to that the countless restaurants, cafes, and shops nearby, plus easy access to public transit, and you've got the perfect balance of convenience and community. Currently set up as a single-family residence, the property also includes a finished basement featuring a second kitchen, 4-piece bathroom, walkout, and a large versatile room that can be tailored to your needs whether for extended family, or potential rental income. While the home is a somewhat dated, it has great bones that presents a fantastic opportunity to add your personal touch and unlock even more value. Ideal as a starter home or smart investment, this gem in Little Portugal is ready for its next chapter. Don't miss out!!!

Inclusions: 2 Fidges, 1 Stove, 1 Cooktop, Clothes Washer & Dryer, All Existing Electrical Light Fixtures & All Window Coverings.

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



136 Lindsey Ave Toronto Ontario M6H 1E6 Toronto C01 Dufferin Grove Toronto Taxes: \$5,029.76/2025 Sold Date: 08/27/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$725,000 List: \$849,900 For: Sale % Dif: 85
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 15.58 x 104 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Dufferin and College Directions: Dufferin and Lindsey Ave

MLS#: C12345792 **PIN#:** 213090208
Legal: PT LT 27 PL 677 CITY WEST AS IN CT215402; S/T DEBTS IN CT215401; S/T EXECUTION 99-002472, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Brick, Poured Concrete, Stone, Wood, Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: In-Law Capability, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 9.25	Hardwood Floor	Large Window	O/Looks Dining
2	Dining	Main	13.32	x 10.24	Hardwood Floor	O/Looks Living	
3	Kitchen	Main	13.85	x 9.32	Eat-In Kitchen	Window	O/Looks Dining
4	Den	Main	9.51	x 8.5	Separate Rm	W/O To Garden	Window
5	Prim Bdrm	2nd	13.25	x 11.91	Window	Closet	
6	2nd Br	2nd	11.25	x 7.74	Window	Closet	
7	3rd Br	2nd	9.25	x 7.68	Window	O/Looks Backyard	4 Pc Bath
8	Furnace	Lower	14.07	x 9.15	Walk-Up	Unfinished	
9	Other	Lower	14.07	x 9.15	Unfinished		

Client Remks: An exceptional opportunity awaits in the heart of Toronto's coveted west end, this family home sits at the end of a Row, just steps from vibrant College Street and Dufferin! This light-filled, character-rich home features expansive living and dining rooms with 10- foot ceilings and timeless period details ready for your personal touch. A spacious eat-in kitchen is ideal for family gatherings, while a main floor den opens seamlessly to the garden. Upstairs, three generous bedrooms and a 4-piece bath await your curated style. The unfinished basement with walk-up access offers outstanding potential for a basement apartment or in-law suite. Outside, an expansive backyard provides a blank canvas for creating your own urban oasis, with the possibility of adding parking off the lane (*see Schedule C). A charming south-facing front porch is perfect for morning coffee or evening unwinding on family-friendly Lindsey Avenue. All this in a highly sought-after neighbourhood, surrounded by cafes, restaurants, and boutiques along College Street, local parks including Dufferin Grove and Trinity Bellwoods, excellent transit, and Dufferin Mall plus minutes to Roncesvalles, The Junction, top schools, and daycares. A true west end gem with endless possibilities! ****A renovators delight!!****

Inclusions: All existing appliances, window coverings and light fixtures.
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121



767 Dufferin St Toronto Ontario M6H 3K8 Toronto C01 Dufferin Grove Toronto Taxes: \$5,135.34/2025 Sold Date: 07/29/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,128,000 List: \$899,000 For: Sale % Dif: 125
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.92 x 105 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3xMain, 1x3x2nd	Dir/Cross St: Dufferin St and College St. Directions: Dufferin St and College St.

MLS#: C12299976 **PIN#:** 212940054
Legal: PT LT 18 PL 324 CITY WEST AS IN CA733303; S/T & T/W CA733303; 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: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch, Landscaped Interior Feat: Countertop Range, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 13.16	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	11.58	x 10.93	Hardwood Floor	Window	Combined W/Kitchen
3	Kitchen	Main	10.93	x 14.83	Stainless Steel Appl	Quartz Counter	Modern Kitchen
4	Prim Bdrm	2nd	14.83	x 10.17	Closet Organizers	Hardwood Floor	Large Window
5	2nd Br	2nd	11.68	x 9.25	Window	Closet	Hardwood Floor
6	3rd Br	2nd	8.6	x 11.09	O/Looks Backyard	Window	Hardwood Floor

Client Remks: A semi-detached gem that's equal parts charm, function, and quiet luxury perfectly placed in one of the city's most walkable, character-rich neighbourhoods. At the front, triple-pane soundproof Pella windows and an upgraded front door keep the city hum where it belongs outside. A sense of calm carries out back to a beautifully landscaped backyard retreat offering a private escape for sunny mornings or twilight dinners under the stars. Inside, The main floor bathroom? Fully renovated and refreshingly rare. The recently remodelled kitchen is a standout bright, social, and thoughtfully designed with quartz countertops, stainless steel appliances, the farmhouse sink you've always wanted, and a layout perfect for everything from hosting friends to quiet nights in. Upstairs, you'll find three generous bedrooms ideal for growing families, overnight guests, or dedicated work-from-home setups all bathed in natural light from the skylight overhead. The custom wardrobe by Closets by Design in the principal suite keeps mornings organized and evenings effortless. And the second-floor bathroom is a full retreat, anchored by a deep soaker tub that invites you to slow down. Every upgrade has been made with care not for flash, but for lasting comfort and livability. The current owners were first drawn by the unbeatable location: leafy, lived-in streets, Michelin-rated dining, great local bars, and unrivalled transit and shopping access. But what they'll miss most? The neighbours. Really. This is a home with warmth you cant stage and details you cant fake a place that's been deeply loved, and it shows. Easy residential parking on Lindsey Ave and Sylvan Ave. 24hr Weekend Parking on Dufferin and weekdays 9:30am-3pm and 7pm to 6am

Inclusions: Electric light fixtures. Window coverings. Fridge, gas cooktop, oven, microwave hood vent, dishwasher, clothes washer and dryer, AC & furnace, HWT

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



218 Margueretta St Toronto Ontario M6H 3S3 Toronto C01 Dufferin Grove Toronto Taxes: \$5,625/2025 Sold Date: 11/18/2025 SPIS: N Last Status: SLD DOM: 50			Sold: \$775,000 List: \$899,900 For: Sale % Dif: 86
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17 x 127 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Bloor St W / Margueretta St Directions: East on Bloor St and South on Margueretta St			

MLS#: C12432706 **PIN#:** 213080519
Legal: PT LT 22 PL 152 TORONTO AS IN CT387595; S/T & T/W CT387595; 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: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block, Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Storage	Zoning: R (do.6) 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	Ground	0	0	Hardwood Floor	Window	O/Looks Dining
2	Dining	Ground	0	0	Hardwood Floor	Window	O/Looks Living
3	Kitchen	Ground	0	0			
4	Foyer	Ground	0	0	Hardwood Floor		
5	Prim Bdrm	2nd	0	0	Hardwood Floor	Window	
6	2nd Br	2nd	0	0	Hardwood Floor	Window	
7	3rd Br	2nd	0	0	Hardwood Floor	Window	
8	Other	Ground	0	0			

Client Remks: THIS PRICE CAN'T BE BEAT - DONT WAIT TOO LONG PRICE REDUCED BY \$100,000. This Diamond in the rough offers endless possibilities! This 1888 Victorian style home sits on a deep lot with a single garage accessible from a back laneway (may qualify for laneway suite, BY-LAW 810-2018). This quiet street has many remodeled and renovated homes, this one is waiting for the right buyer. Featuring double brick front exterior, large front porch, inviting foyer with 10' ceilings on main level (excluding kitchen). The tall windows give the home great appeal. The kitchen has a storage room attached perfect to create a mud room. Original strip hardwood throughout most of the home. Large Principal bedroom, good size rooms and built in storage in upper hallway. This home is being sold as is, and NEEDS WORK, Renovations needed perfect for Handyman, contractor, Great Potential, Excellent Location, Walk to Subway, Amenities, Schools, Dufferin Mall++.

Inclusions: Gas Stove, Fridge, HI efficiency Goodman Furnace, Goodman Air Conditioner, Hot Water Tank, All window Coverings

Listing Contracted With: [Royal Lepage Real Estate Associates](#) 905-812-8123



16 Fisher St Toronto Ontario M6K 1V8 Toronto C01 Little Portugal Toronto Taxes: \$5,587.79/2025 Sold Date: 07/11/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$960,000 List: \$969,999 For: Sale % Dif: 99
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 13.4 x 117.33 Feet Irreg:	Rms: 6 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x3xMain, 1x3xUpper, 1x3xBsmt Dir/Cross St: Dundas & Dufferin Directions: Dundas & Dufferin	

MLS#: C12265368 **PIN#:** 213090516
Legal: PT LT 57 PL 665 CITY WEST AS IN CT639786; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Other Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers Other None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Hardwood Floor	Open Concept	
2	Br	Main	0	0	Hardwood Floor	Window	
3	Kitchen	Main	0	0	Tile Floor		
4	Den	Main	0	0	Tile Floor	W/O To Yard	
5	Kitchen	Upper	0	0	Tile Floor		
6	2nd Br	Upper	0	0	Hardwood Floor	Closet	Window
7	3rd Br	Upper	0	0	Hardwood Floor	Closet	Window
8	4th Br	Upper	0	0	Parquet Floor	Closet	Window
9	Rec	Bsmt	0	0	Tile Floor	W/O To Yard	W/O To Porch

Client Remks: Discover the potential at 16 Fisher Street, a 4 bed, 3 bath freehold home in a quiet pocket of Toronto. With separate entrances, kitchens on every floor, and a full basement with income potential. Ideal for multigenerational living or rental income. While it needs some TLC, the major components are solid, giving you a perfect blank slate to renovate and make it your own. This is a rare chance to plant roots in a welcoming, vibrant community. Steps to transit, parks, schools, and downtown access. Whether you're building your dream home or adding to your portfolio, this is a canvas worth painting.

Inclusions: All window coverings. All ELF's. All existing appliances As Is.

Listing Contracted With: IPRO REALTY LTD.905-507-4776



86 Margueretta St Toronto Ontario M6H 3S3 Toronto C01 Dufferin Grove Toronto Taxes: \$6,138.27/2025 Sold Date: 09/17/2025 SPIS: N Last Status: SLD DOM: 13		Sold: \$1,039,728 List: \$999,000 For: Sale % Dif: 104
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: < .50 13.44 x 126.68 Feet Irreg:	Rms: 11 Bedrooms: 3 Washrooms: 2 1x3xBsmt, 1x4x2nd
Dir/Cross St: College St and Lansdowne Ave Directions: College St and Lansdowne Ave		

MLS#: C12382535 **PIN#:** 213080460
Legal: PT LT 13 PL 572 CITY WEST AS IN CT315260; S/T EXECUTION 00-012528, IF ENFORCEABLE; S/T EXECUTION 01-004762, IF ENFORCEABLE; S/T EXECUTION 93-005559, IF ENFORCEABLE; S/T EXECUTION 94-011675, IF ENFORCEABLE; S/T EXECUTION 94-020567, IF ENFORCEABLE; S/T EXECUTION 96-010687, IF ENFORCEABLE; S/T EXECUTION 99-004643, IF ENFORCEABLE; S/T EXECUTION 99-005890, IF ENFORCEABLE; S/T EXECUTION 99-009722, IF ENFORCEABLE; S/T EXECUTION 99-011011, IF ENFORCEABLE; CITY OF TORONTO

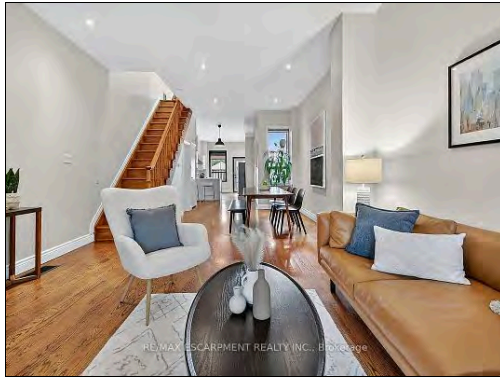
Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Baseboard / Electric A/C: Other Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Flat Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Sump Pump, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Rec	Bsmt	24.28	x 14.01	
2	Bathroom	Bsmt	6.36	x 4.95	
3	Living	Main	24.57	x 10.47	
4	Kitchen	Main	15.62	x 11.52	
5	Bathroom	2nd	6.3	x 5.77	
6	Br	2nd	11.22	x 8.92	
7	Br	2nd	9.09	x 11.52	
8	Prim Bdrm	2nd	11.32	x 14.3	
9	Sunroom	Main	5.18	x 11.58	
10	Kitchen	Bsmt	16.21	x 10.2	
11	Cold/Cant	Bsmt	5.81	x 10.53	

Client Remks: Step into a piece of Toronto's history with this charming freehold rowhouse, built in 1885 and lovingly cared for by the same family for nearly 50 years. Nestled in the highly sought-after Dufferin Grove community, this home blends timeless character with thoughtful updates, making it an ideal choice for a growing family eager to put down roots in one of the city's most family-friendly neighbourhoods. Inside, the main floor boasts an open layout that feels warm and inviting, with natural light pouring through oversized windows. A bright living room with parquet flooring flows effortlessly into the dining area, creating the perfect backdrop for family meals, celebrations, and quiet evenings. The eat-in kitchen features a tile backsplash, clever double appliance hideaways, and a walkout to the backyard ideal for summer barbecues or enjoying the fresh air in your private, fully fenced outdoor space. The yard is complete with a concrete patio and convenient access to the detached garage with room for parking and storage. Upstairs, the spacious primary suite is complemented by two additional bedrooms, offering comfortable retreats for the whole family. The 4pc bathroom adds to the thoughtful design. The finished lower level expands the living space even further, offering in-law suite potential with a separate entrance and walk-up to the yard. A 2nd kitchen with subway tile backsplash and stainless steel appliances, a bright rec room, laundry, and a modern 3pc bath with walk-in glass shower make it ideal for extended family, guests, or possible future rental potential. Lovingly maintained for many years, this home carries pride of ownership and history while welcoming the opportunity for new beginnings. More than just a house, it's a place where families grow, gather, and thrive.

Inclusions: All electrical light fixtures, all window coverings, 2 fridges, 2 stoves, 1 dishwasher

Listing Contracted With: ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES905-844-2022



690 Dufferin St Toronto Ontario M6K 2B5 Toronto C01 Little Portugal Toronto		Sold: \$1,174,000 List: \$1,179,900
Taxes: \$5,572.71/2025	For: Sale	% Dif: 99
Sold Date: 10/20/2025		
SPIS: N	Last Status: SLD	DOM: 12
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 13.96 x 121 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin between College & Dundas Directions: Dufferin between College & Dundas		

MLS#: C12453211 **PIN#:** 213090536
Legal: PT LT 51-52 PL 665 CITY WEST AS IN CA731900; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Separate Entrance / 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: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit, School Exterior Feat: Patio, Porch Interior Feat: Carpet Free, In-Law Suite, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.76	x 9.32	
2	Dining	Main	13.48	x 10.6	
3	Kitchen	Main	20.18	x 9.68	
4	Prim Bdrm	2nd	12.76	x 11.22	
5	Br	2nd	12.99	x 7.09	
6	Br	2nd	9.51	x 8.92	
7	Bathroom	2nd	11.42	x 5.84	
8	Living	Bsmt	17.16	x 10.43	
9	Kitchen	Bsmt	9.32	x 7.41	
10	Bathroom	Bsmt	6.82	x 4.43	
11	Laundry	Bsmt	8.33	x 5.35	

Client Remks: Centre of it all location - check! Laneway garage parking - check! Lower level in-law suite with separate entry -check! Steps to all of the best that Downtown Toronto has to offer including cafes, bars, restaurants and Dufferin Grove Park. Excellent access to multiple TTC routes plus close proximity to Lakeshore & Gardiner Expressway. Families will also appreciate several schools and daycare centres right in the neighbourhood. This 3 Bedroom century row-house offers updated open concept living, dining & kitchen areas with 10 foot plus ceilings. The renovated kitchen features quartz counters, stainless steel appliances, under cabinet lighting and a quartz & tile backsplash. Upstairs, you'll find three generous bedrooms suitable for growing families, overnight guests, or a dedicated home-office setup. This level is completed with the main 4 piece bath. The finished basement is currently configured as a self contained in-law suite with a second kitchen, 4 piece bath and separate entry through a shared laundry room. The rear yard is perfect for relaxing or entertaining with a covered porch and concrete patio area. The property also includes a garage off the rear lane, providing convenient parking.

Inclusions: 2 fridges, 2 stoves, 2 rangehoods, dishwasher, washer, dryer, all window coverings, all light fixtures, all bathroom mirrors.

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. 905-573-1188



353 Dovercourt Rd Toronto Ontario M6J 3E4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,789.72/2025 Sold Date: 11/21/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,290,000 List: \$1,329,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.9 x 100.16 Feet Irreg:	Rms: 10 + 1 Bedrooms: 5 + 1 Washrooms: 4 1x4xGround, 1x4x2nd, 1x4xBsmt, 1x3xBsmt	Dir/Cross St: Dovercourt Rd and Dundas Street West Directions: North of Dundas Street West on Dovercourt Rd

MLS#: C12487515 **PIN#:** 212790389
Legal: PT LT 49 PL 635 CITY WEST AS IN CT215065; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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	Br	2nd	9.61	x 15.26	
2	2nd Br	2nd	10.17	x 11.15	
3	3rd Br	2nd	8.86	x 13.94	
4	Kitchen	2nd	8.43	x 12.47	
5	Kitchen	Main	15.09	x 12.63	
6	Dining	Main	9.28	x 13.78	
7	Living	Main	9.84	x 13.94	
8	Br	Main	9.42	x 14.6	
9	Br	Main	10.01	x 10.07	
10	Rec	Bsmt	11.48	x 12.14	

Client Remks: LOCATION! LOCATION! LOCATION! Welcome to this charming Victorian semi-detached home, perfectly situated in one of Toronto's most vibrant and desirable downtown neighborhoods. Bursting with character, this property offers soaring ceilings, timeless architectural details, and incredible potential for those ready to bring their creative vision to life. Whether you're a buyer looking to design your dream home or an investor seeking a solid opportunity in a high-demand area, this home is full of promise. Modernize the interior, expand the living space, or restore its classic charm-the possibilities are endless. Enjoy a lively and convenient urban lifestyle with everything at your doorstep-steps to TTC, parks, schools, and the trendy cafes, shops, and restaurants along College St., Dundas St., and Little Portugal. Just minutes to downtown, hospitals, and universities, this location is hard to beat. Bring your imagination and make this gem your own. A rare chance to own in one of Toronto's most dynamic communities-where history, character, and opportunity meet!

Inclusions: All Existing Electrical Light Fixtures, Existing Kitchen appliances 2nd Floor Fridge, Stove; Main Floor Fridge, Stove; Bas Kitchen Fridge, Stove, Washer & Furnace Boiler. Washer and Dryer beside the garage. All Appliances AS IS CONDITION

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-656-3500



5 Parr St Toronto Ontario M6J 2E2 Toronto C01 Little Portugal Toronto		Sold: \$1,285,000 List: \$1,349,000
Taxes: \$6,223/2024	For: Sale	% Dif: 95
Sold Date: 07/14/2025		
SPIS: Y	Last Status: SLD	DOM: 12
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 15.75 x 100 Feet Irreg:	Rms: 11 + 4 Bedrooms: 5 + 1 Washrooms: 4 1x3xMain, 1x4x2nd, 1x2x3rd, 1x4xBsmt
Dir/Cross St: Dufferin/College Directions: South of College off Dufferin		

MLS#: C12256667 **PIN#:** 212950124
Legal: LT 22 PL 1251 CITY WEST S/T & T/W CT679253; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished with Walk-Out / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apex Age: Year Built: 1910 Apex Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	9.74	x 12.6	
2	Living	Main	9.74	x 12.6	
3	Kitchen	Main	9.58	x 15.49	
4	Bathroom	Main	6.17	x 8.6	
5	2nd Br	2nd	9.58	x 8.43	
6	3rd Br	2nd	13.32	x 12.99	
7	Kitchen	2nd	8.99	x 16.4	
8	Bathroom	2nd	6.5	x 6.76	
9	4th Br	3rd	13.32	x 10.99	
10	5th Br	3rd	13.32	x 1167.98	
11	Bathroom	3rd	3.08	x 4.99	
12	Kitchen	Bsmt	9.58	x 15.49	
13	Br	Bsmt	8.17	x 11.42	
14	Bathroom	Bsmt	4.82	x 7.91	
15	Laundry	Bsmt	7.68	x 4.33	

Client Remks: Former multigenerational home that has been thoughtfully renovated and updated to have three separate living spaces. Three kitchens total with two above grade. This is a landlords dream (fully tenanted the potential income is \$100,000+ per year) or the perfect purchase for a homeowner who wants to get into the real estate game, but have their tenants help pay the mortgage. Recently upgraded electrical panel (200 amp service), furnace, roof and brand new third floor heating and cooling unit (Mitsubishi ductless mini split). Fully detached studio/workshop with its own electrical panel, heating and cooling. Could be a home gym, home office or hobby room. If you love to bbq, have friends over and be outside, the dog friendly, and recently landscaped backyard is a dream come true. On a hidden one way street, minutes from the hustle and bustle of Dundas West or the peaceful Dufferin Grove. The basement is currently a separate unit but could easily be rejoined with the main floor to expand and combine the living spaces. Come check out this gem. Owner can facilitate rental of parking spot from neighbour across the street upon request.

Listing Contracted With: RIGHT AT HOME REALTY289-357-3000



170 Margueretta St Toronto Ontario M6H 3S3 Toronto C01 Dufferin Grove Toronto Taxes: \$6,432.36/2025 Sold Date: 09/26/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$1,600,000 List: \$1,399,000 For: Sale % Dif: 114
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 23 x 127 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xBsmt Dir/Cross St: Dufferin/Bloor (One Way South) Directions: Use GPS	

MLS#: C12426584 **PIN#:** 213081010
Legal: Part Lot 19-20, PI 152, Toronto As In Ca 814186

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: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick, Concrete Block Assessment: \$853,000 / 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Capability, Water Heater Owned	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 9.61	Combined W/Den	Hardwood Floor	O/Looks Frontyard
2	Family	Main	12.4	x 13.65	Combined W/Living	Hardwood Floor	
3	Dining	Main	14.5	x 12.27	Bay Window	Hardwood Floor	
4	Kitchen	Main	13.71	x 11.68	Modern Kitchen	Granite Counter	W/O To Deck
5	Prim Bdrm	2nd	15.03	x 13.65	W/I Closet	Balcony	Hardwood Floor
6	2nd Br	2nd	11.65	x 15.22	Hardwood Floor	Combined W/Sitting	
7	3rd Br	2nd	7.45	x 8.56	Hardwood Floor		
8	Sitting	2nd	9.22	x 12.27	Irregular Rm	O/Looks Garden	Wood Floor
9	Rec	Bsmt	12.3	x 13.65			
10	Workshop	Bsmt	12.3	x 13.65			
11	Cold/Cant	Bsmt	9.61	x 13.62			

Client Remks: The toast of Margueretta! Built in 1900 and reinvented for today, this home blends character with clever function. Almost 1,900 sq. ft. spans 3+1 bedrooms plus a versatile office/lounge, with a bathroom on each level and a private-entry basement primed for a generous in-law suite. Picture lofty ceilings, a sculpted archway on the main floor, and a living room that shifts effortlessly from airy gatherings to an intimate space for your growing family. Outside, a 23x127 ft. lot delivers an extra-large detached garage, rare city breathing room, landscaped gardens, and a private backyard built for long dinners and late-night conversations. Its equal parts history, function, and city magic. Dufferin Grove is the kind of west-end neighbourhood that wins you over with character and keeps you hooked with convenience. Stroll to Dufferin Grove Park for farmers markets, skating, and wood-fired pizza nights, get your morning kick at Propeller Coffee (maybe the best cafe in the city!) and date-night dining. Families love the highly rated Brock Public School and Bloor Collegiate Institute, while cyclists and transit riders appreciate quick access to the Bloor GO/UP Express Station and the College streetcar. This ones for you!

Inclusions: Learn more at 170MarguerettaSt.ca. Fridge, stove, range hood/microwave combo, dishwasher, washer, dryer, all electrical light fixtures, blinds, curtains, rods and window coverings.

Listing Contracted With: SUTTON GROUP - SUMMIT REALTY INC. 905-897-9555



6 St Annes Rd
Toronto Ontario M6J 2C1
 Toronto C01 Little Portugal Toronto
Taxes: \$6,869.73/2025 **For:** Sale **% Dif:** 107
Sold Date: 10/06/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$1,490,000
List: \$1,399,000
Semi-Detached **Fronting On:** N **Rms:** 9 + 4
Link: **Acreage:** **Bedrooms:** 5 + 1
 2 1/2 Storey 18.5 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dovercourt & College
Directions:
 Turn onto St Annes from Dovercourt, property is third on north side from corner - street parking available.

MLS#: C12434806 **PIN#:** 212790078
Legal: PT LT D PL 313 CITY WEST AS IN CT882142; CITY OF TORONTO

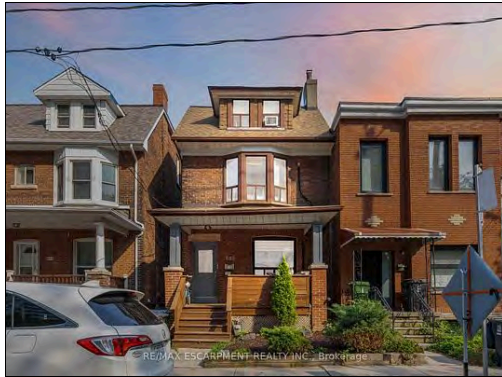
Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST 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	19	x 11.25	Formal Rm	Hardwood Floor	Fireplace
2	Dining	Main	15.49	x 11.91	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	11.68	x 9.74	Renovated	Hardwood Floor	Eat-In Kitchen
4	Breakfast	Main	6.66	x 6.17	Hardwood Floor	Walk-Out	O/Looks Garden
5	Prim Bdrm	2nd	15.42	x 11.52	Fireplace	Bay Window	O/Looks Frontyard
6	2nd Br	2nd	11.75	x 11.75	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.5	x 9.15	Hardwood Floor	Walk-Out	B/I Bookcase
8	Bathroom	2nd	6.27	x 5.84	4 Pc Bath	Tile Floor	Window
9	4th Br	3rd	13.25	x 12.07	Hardwood Floor	His/Hers Closets	Walk-Out
10	5th Br	3rd	14.4	x 9.91	Hardwood Floor	Window	O/Looks Frontyard
11	Rec	Bsmt	15.09	x 12.76	Broadloom	B/I Bookcase	
12	Br	Bsmt	16.4	x 7.68	Double Closet	Broadloom	Above Grade Window
13	Bathroom	Bsmt	11.15	x 5.58	3 Pc Bath	Tile Floor	Window
14	Laundry	Bsmt	7.84	x 6.43			
15	Furnace	Bsmt	16.4	x 7.68			

Client Remks: Welcome to 6 St. Anne's Rd, a charming 2.5-storey semi in the heart of Little Portugal. This home blends character, space, and versatility in one of Toronto's most vibrant neighbourhoods. With five bedrooms plus a lower-level suite, it's ideal for a large or growing family, multi-generational living, or those looking for creative ways to use the space. The main floor offers large principal rooms, including a spacious living area with a fireplace and a separate dining room - perfect for family gatherings. The renovated kitchen is a chef's delight, featuring a large island and an eat-in area that overlooks the back garden. On the second floor, you'll find three generous bedrooms, including the primary with a stunning fireplace, and a third bedroom with a walk-out deck. A unique feature of this home is the two staircases leading to the second floor, one from the main living area and another from the kitchen, once a servant's stair but now a fun, practical detail that adds to the home's character. The third floor has two more bedrooms, one with access to a large rooftop terrace the perfect canvas for a private primary retreat, home office, or flexible family space. The lower level has its own side entrance, a 3-piece bathroom, rec room, bedroom, kitchenette area, and laundry making it an excellent nanny or in-law suite. Additional highlights include a second laundry on the upper level, an on-demand hot water system, and multiple walk-outs that seamlessly connect the indoors with charming outdoor spaces. All this in a location with an excellent Walk, Transit, and Bike Score steps to parks and playgrounds, the College Street vibe, Trinity Bellwoods, top schools, and some of the city's best restaurants, cafes, and shops! Move in and enjoy as is, or bring your vision to elevate this wonderful home even further. Either way, 6 St. Anne's offers a rare opportunity to create something special in one of Toronto's most sought-after neighbourhoods. Welcome to 6 St. Anne's Rd - welcome home!

Inclusions: Fridge, stove/oven, built-in microwave with rangehood, dishwasher, movable kitchen island, 2nd floor washer and dryer, basement washer and dryer, 2nd floor AC wall unit, 3rd floor AC wall unit, all electric light fixtures, window coverings, all built-in shelves and bookcases, basement wall mounted TV and wall mount, basement fridge, furnace room table and shelves alarm system and equipment.

Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. 416-234-2424



689 Dovercourt Rd		Sold: \$1,360,000
Toronto Ontario M6H 2W7		List: \$1,399,900
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,212/2024	For: Sale	% Dif: 97
Sold Date: 09/23/2025		
SPIS: N	Last Status: SLD	DOM: 109
Semi-Detached	Fronting On: E	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	21 x 125 Feet	Washrooms: 3
	Irreg:	1x4xBsmt, 1x2xBsmt, 1x3x2nd
Dir/Cross St: Bloor St W Directions: Bloor St W and Dovercourt		

MLS#: C12204054 **PIN#:** 212820045
Legal: PT LT 10 BLK T PL 329 CITY WEST AS IN CA181792; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Shingles Foundation: Poured Concrete Assessment: \$1,087,700 / 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Public Transit, School Exterior Feat: Porch Interior Feat: None	Zoning: Residential R2Z2 Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Water Body Type: River					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.57	x 12.8	
2	Other	Main	11.78	x 13.45	
3	Kitchen	Main	11.48	x 16.7	
4	Kitchen	2nd	11.81	x 10.24	
5	Bathroom	2nd	0	0	3 Pc Bath
6	Prim Bdrm	3rd	11.88	x 13.55	
7	Br	3rd	7.32	x 13.98	
8	Rec	Bsmt	23.16	x 16.7	
9	Laundry	Bsmt	0	0	
10	Bathroom	Bsmt	0	0	4 Pc Bath
11	Bathroom	Bsmt	0	0	2 Pc Bath

Client Remks: Incredible investment opportunity in a prime Toronto location. This fully tenanted 2.5-storey 2 unit property offers spacious units, each with ample living space, making it ideal for renters and owners alike. The property has been maintained, ensuring a hassle-free experience for the next owner. The main and upper units are bright and roomy, providing comfortable layouts that attract long-term, quality tenants. Additionally, there is a double-car detached garage at the rear, accessible via a laneway. With a highly desirable location close to transit, schools, and amenities, this property is a rare gem for investors or those looking to live in one unit and rent the other.

Inclusions: Fridge x 2, Stove x 2, Washer x 2, Dryer x 2

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC.905-545-1188



112 Delaware Ave Toronto Ontario M6H 2T1 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,550,000 List: \$1,599,000
Taxes: \$9,335.59/2025	For: Sale	% Dif: 97
Sold Date: 10/21/2025		
SPIS: N	Last Status: SLD	DOM: 11
Semi-Detached	Fronting On: W	Rms: 9 + 3
Link:	Acreage:	Bedrooms: 4
2-Storey	23.78 x 130.18 Feet	Washrooms: 2
	Irreg:	1x4xMain, 1x4x2nd
Dir/Cross St: Ossington, College & Bloor Directions: North on Delaware off of Dewson		

MLS#: C12456631 **PIN#:** 212810185
Legal: PT LT 32 BLK N PL 329 CITY WEST AS IN CA180147; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Alum Siding / Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Walk-Out / Full	Park/Drive:	Gas: Hydro:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1943	Prop Feat: Family Room	HST Applicable to Included In
Apx Sqft: 1500-2000	Interior Feat: Auto Garage Door	Sale Price:
Lot Size Source: MPAC	Remote, Storage	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Block		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	17.22	x 13.45	Hardwood Floor
2	Dining	Main	13.45	x 10.5	Hardwood Floor
3	Kitchen	Main	12.47	x 9.19	Ceramic Floor
4	Family	Main	14.76	x 10.17	W/O To Patio
5	Prim Bdrm	2nd	13.42	x 11.58	Hardwood Floor
6	Br	2nd	13.81	x 9.88	Hardwood Floor
7	Kitchen	2nd	12.47	x 8.69	
8	Br	2nd	15.49	x 9.25	Ceramic Floor
9	Br	2nd	7.91	x 10.24	Hardwood Floor

Client Remks: Discover this exceptional Edwardian Brick Semi nestled on a quiet, tree-lined street in !Prime Dufferin Grove! This property offers the ultimate in flexibility and potential, perfectly configured for you to live and earn. Residing in one unit ,while renting the other, or to easily convert it back into a stunning single-family home. It currently features two self-contained suites: a main floor 2-bedroom unit with access to a covered patio and the private, fenced yard and two-car garage, and a second-floor 3-bedroom unit with a large deck. For the astute investor, the value is unparalleled: plans have been approved via OMB decision to add a 3rd-floor addition and legally convert the property to luxury units, with the added possibility of a Laneway Home. Enjoy this unbeatable lifestyle... This checks all the boxes! Short walk to the Subway, Dufferin Mall, Little Italy, trendy Ossington, and Trinity Bellwoods Park. With a walk score of 89 there is no need the drive.
Inclusions: GB&E, 2 fridges, 2 stoves, washer ,dryer, ELF's, GD&E & remote. Some photos virtually AI edited for illustration purposes only.
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



89 Concord Ave Toronto Ontario M6H 2P2 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,760,000 List: \$1,688,000
Taxes: \$7,825.26/2024	For: Sale	% Dif: 104
Sold Date: 09/05/2025		
SPIS: N	Last Status: SLD	DOM: 50
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	19.5 x 92 Feet	Washrooms: 4
	Irreg:	1x4x3rd, 1x3x2nd, 1x2xMain, 1x4xLower
Dir/Cross St: Bloor / Ossington Directions: Bloor / Ossington		

MLS#: C12290049 **PIN#:** 212810335
Legal: PT LT 5-6 BLK P PL 329 CITY WEST AS IN CT202472; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 11.25	Hardwood Floor	Wainscoting	Electric Fireplace
2	Dining	Main	16.57	x 10.01	Hardwood Floor	Wainscoting	W/O To Yard
3	Kitchen	Main	13.48	x 12.99	Centre Island	Stone Counter	Hardwood Floor
4	2nd Br	2nd	15.75	x 12.07	Hardwood Floor	Closet	Bay Window
5	3rd Br	2nd	11.75	x 10.01	Hardwood Floor	Closet	Window
6	4th Br	2nd	12.99	x 10.99	Hardwood Floor	Window	Closet
7	Prim Bdrm	3rd	13.58	x 10.07	Hardwood Floor	W/W Closet	B/I Shelves
8	Bathroom	3rd	15.58	x 12.34	4 Pc Bath	Pot Lights	
9	Rec	Lower	14.4	x 10.01	Vinyl Floor	Pot Lights	Bar Sink
10	Br	Lower	14.01	x 8.6	Vinyl Floor	Closet	Window

Client Remks: Approx. \$600K Top-To-Bottom Renovation Completed With Permits In 2025! Stunning Tastefully 4+1 Bedroom, 4-Bathroom, 2.5-Storey Family Home, Ideally Nestled In The Sought-After Little Italy Neighbourhood. This House Has Been \$\$\$Completely Upgraded With One-Of-A-Kind Design. Move-In Ready. Entire Home Features A Functional Layout With, New Wide-Plank Engineered Hardwood Floors, Fresh Paint, Brand-New Windows & Front Door. Premium Smart-Home Upgrades, Including LED Lighting, Smart Switches, And Smart Curtains Throughout The Home. Modern Kitchen With Custom Cabinetry, Premium Quartz Countertops, Double Waterfall Island With A Bar Fridge And Eat-In Breakfast Area. Cozy Family Room, Highlighted By A Feature Wall With Electric Fireplace. The Primary Bedroom Features Custom Closet And Luxurious Ensuite Bathroom With Freestanding Soaker Tub, Glass-Enclosed Shower, Smart Bidet Toilet And LED Mirror. New Washer And Dryer On The Second Floor For Added Convenience. The Fully Finished Basement Includes A Recreation Room, Additional Bedroom & Laundry, Stylish Bar Area With Quartz Counters, And A Separate Entrance. Perfect For Guests Or Rental Potential. Enjoy The Stunning Views Of Downtown And The CN Tower In The Bedrooms. Beautifully Landscaped Backyard, New Front Interlock Completed In 2025. Mins Walk To Ossington Subway Station, Close To Beautiful Parks (Dufferin Grove, Christie Pits, And Bickford), Transit, Top Schools, Shops, Cafes & Restaurants. Rare Opportunity To Own A Modern Family Home In One Of Toronto's Most Vibrant And Desirable Neighbourhoods.

Inclusions: New S/S LG Appliances (2025): Fridge, Gas Cooktop, Oven, B/I Microwave, B/I Dishwasher; S/S Frigidaire bar fridge; New S/S stacked Samsung Washer & Dryer on 2nd floor, S/S front load Samsung Washer & Dryer in Basement. All ELFs; All Window Coverings. New Windows (2025), Furnace (2025), AC (2025), Hot Water Tank Owned (2025)

Listing Contracted With: SMART SOLD REALTY647-564-4990



62 Lakeview Ave Toronto Ontario M6J 3B3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,362.82/2025 Sold Date: 09/25/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,818,000 List: \$1,699,000 For: Sale % Dif: 107
Triplex Link: 2 1/2 Storey	Fronting On: W Acreage: 20.08 x 110 Feet Irreg: 2007 Survey Posted	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x4xGround, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas St W & Ossington Ave Directions: Dundas St W. and Ossington Ave			

MLS#: C12375108 PIN#: 212790410 Legal: LT 4 PL 1036 CITY WEST S/T & T/W CA233242; CITY OF TORONTO							
Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Slate, Flat Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit 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: Available Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.66	x 10.01	Hardwood Floor	Stained Glass	Combined W/Dining
2	Kitchen	Ground	12.99	x 12.83	Hardwood Floor	Stained Glass	Granite Counter
3	Br	Ground	14.93	x 12.83	4 Pc Ensuite	W/O To Garden	French Doors
4	Living	2nd	14.93	x 14.01	Hardwood Floor	Open Concept	Stained Glass
5	Kitchen	2nd	16.08	x 14.01	Stainless Steel Appl	Open Concept	Combined W/Dining
6	Dining	2nd	16.08	x 14.01	Hardwood Floor	Open Concept	Combined W/Kitchen
7	Br	2nd	11.15	x 13.25	Broadloom	Large Window	Closet
8	Br	3rd	26.25	x 16.93	Broadloom	Juliette Balcony	Stained Glass
9	Family	Bsmt	19.65	x 10.76	Pot Lights	Open Concept	Vinyl Floor
10	Kitchen	Bsmt	11.68	x 12.4	Stainless Steel Appl	Open Concept	Vinyl Floor
11	Br	Bsmt	9.91	x 8.6	Window	Vinyl Floor	
Client Remks: LIST PRICE REDUCED, OFFER NIGHT SET - DONT MISS THIS INCREDIBLE OPPORTUNITY. A rare offering - this Victorian semi with three self-contained units is set in one of Toronto's most sought-after neighbourhoods. With scale, character, and strong rental potential, it stands out as a versatile property - live in one unit and rent the others, convert back to a single-family, or hold as a long-term investment. Soaring ceilings, original details, and bright, functional layouts complement its prime location, just steps to shops, cafes, parks, schools, and transit. This property also features laneway parking and the future potential for a laneway suite. For those seeking a vibrant urban lifestyle, this city-approved 3-unit semi, offers excellent income potential, distinct Victorian features, spacious light-filled interiors and tree-lined walkable streets. Live, rent, or invest - this property offers flexibility and value in one of Toronto's most coveted neighbourhoods. Inclusions: All existing appliances, boiler, A/C Wall Unit (3rd level), All window coverings, All Electric Light Fixtures Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112							



80 Shannon St Toronto Ontario M6J 2E7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,642/2025 Sold Date: 09/27/2025 SPIS: N Last Status: SLD DOM: 11		Sold: \$1,790,000 List: \$1,825,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: < .50 16.25 x 105 Feet Irreg:	Rms: 7 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x3x3rd, 1x4x2nd, 1x2xMain, 1x3xLower
Dir/Cross St: South of College/East of Dovercourt Directions: College to Dovercourt, Dovercourt South to Shannon, Travel East on Shannon		

MLS#: C12407735 **PIN#:** 212790230
Legal: PT LT 35-36 PL 382 CITY WEST AS IN WB215435; T/W WB215435; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Water Heater Owned	Zoning: Residential Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.17	x 14.93	Open Concept Fireplace
2	Dining	Main	15.58	x 12.5	Open Concept
3	Kitchen	Main	12.5	x 10.33	Open Concept
4	2nd Br	2nd	13.85	x 8.99	
5	3rd Br	2nd	12.24	x 9.68	
6	4th Br	2nd	14.07	x 13.68	Combined W/Family
7	Sitting	3rd	14.6	x 9.51	Walk-Thru
8	Prim Bdrm	3rd	12.6	x 11.68	
9	5th Br	Lower	10.5	x 10.01	
10	Office	Lower	13.32	x 6.99	
11	Family	Lower	14.6	x 10.76	
12	Furnace	Lower	13.32	x 10.33	Cedar Closet Combined W/Laundry
13	Cold/Cant	Lower	13.68	x 5.91	

Client Remks: * Absolutely Gorgeous, Family Friendly, 4 + 1 Bedroom 3 Storey On Popular Shannon Street * Renovated Open Concept Main Floor With Exposed Brick Accents * Bamboo Hardwood Floors Through Out * Soaring 9' Ceilings * Gas Fireplace * Finished Basement With Two Separate Entrances * Super 3rd Floor Master Suite * One Car Detached Garage Off Laneway * Amazing Move-In Ready House In A Fantastic Location!! ** In District For The Ossington Old Orchard Jr P.S. * Steps To Ymca, Dufferin Grove Park, Trinity Bellwoods, Shops And Restaurants On College And Dundas *

Inclusions: All Existing Appliances * Chubb Smoke And Alarm System *

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121



43 Dewson St		Sold: \$1,440,000
Toronto Ontario M6H 1G6		List: \$1,945,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$9,506/2024	For: Sale	% Dif: 74
Sold Date: 11/20/2025		
SPIS: N	Last Status: SLD	DOM: 136
Multiplex	Fronting On: S	Rms: 24
Link:	Acreage:	Bedrooms: 6
3-Storey	24.08 x 92.13 Feet	Washrooms: 6
	Irreg:	6x4
Dir/Cross St: College & Ossington Directions: College & Ossington		

MLS#: C12269773 **PIN#:** 212800260
Legal: LT 1 PL 1045 TORONTO ; S/T & T/W CA346924; CITY OF TORONTO

Kitchens: 6	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3500-5000	Prop Feat: Library, Park, Place Of	HST Applicable to Included In
Roof: Shingles	Worship, Public Transit, Rec Centre,	Sale Price:
Foundation: Concrete	School	Farm/Agr:
Assessment: POTL:	Interior Feat: Other	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	0	0	Combined W/Dining	Hardwood Floor Large Window
2	Kitchen	Main	0	0	Tile Floor	Window
3	Br	Main	0	0	Hardwood Floor	Large Window
4	Bathroom	Main	0	0	Tile Floor	Window
5	Living	2nd	0	0	Combined W/Dining	Hardwood Floor Large Window
6	Kitchen	2nd	0	0	Tile Floor	Window
7	Br	2nd	0	0	Hardwood Floor	Large Window
8	Bathroom	2nd	0	0	Tile Floor	Window
9	Living	3rd	0	0	Combined W/Dining	Hardwood Floor Large Window
10	Kitchen	3rd	0	0	Tile Floor	Window
11	Br	3rd	0	0	Hardwood Floor	Large Window
12	Bathroom	3rd	0	0	Tile Floor	Window

Client Remks: Majestic three-storey multiplex available for sale on a large corner lot on a quiet, tree-lined street in trendy, bustling Little Italy. Highly desirable family-friendly neighbourhood that offers unbeatable convenience. Mere steps from TTC bus routes and the countless restaurants, shops and services of College Street. Easy stroll to subway, Bloor West amenities, the ultra-hip Ossington corridor and Trinity-Bellwoods. Property contains six bright, spacious 1 bedroom units, each with a kitchen, living/dining area, and 4-piece bath. Renovate and customize for an incredible investment opportunity!!! 3 long-term stable tenants and 3 vacant units in need of renovation. Huge upside and opportunity for investor looking to bring this property back to it's former glory.

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

	251 St Clarens Ave Toronto Ontario M6H 3W2 Toronto C01 Dufferin Grove Toronto Taxes: \$8,242.17/2025 Sold Date: 07/08/2025 SPIS: N Last Status: SLD DOM: 27		Sold: \$2,030,000 List: \$1,949,000 For: Sale % Dif: 104				
	Semi-Detached Link: 2 1/2 Storey		Fronting On: N Acreage: 21 x 127.25 Feet Irreg: And Being Irregularly Shaped Dir/Cross St: Bloor & Landsdowne Directions: South of Bloor, East of Landsdowne				
			Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x3xMain, 1x4xLower, 1x4x2nd, 1x3x3rd				
MLS#: C12213339 PIN#: 213080396 Legal: PT LT 28-29 PL 1030 TORONTO AS IN CA746205; CITY OF TORONTO							
Kitchens: 2 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Heat Pump / Electric A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Sump Pump		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	12.01	x 11.68	B/I Closet	Window	Hardwood Floor
2	Dining	Main	12.83	x 9.32	Open Concept	Window	Hardwood Floor
3	Living	Main	9.51	x 14.01	Open Concept	Window	Hardwood Floor
4	Kitchen	Main	6.27	x 14.01	W/O To Yard	Combined W/Living	Hardwood Floor
5	2nd Br	Lower	11.58	x 9.68	4 Pc Ensuite	Closet	Window
6	Rec	Lower	33.23	x 10.01	Walk-Out	Wet Bar	Window
7	Living	2nd	16.67	x 10.83	Open Concept	B/I Shelves	Hardwood Floor
8	Kitchen	2nd	16.67	x 12.24	Open Concept	Centre Island	W/O To Balcony
9	Dining	2nd	16.67	x 12.24	Open Concept	Pot Lights	Hardwood Floor
10	Br	2nd	16.67	x 10.99	Window	B/I Closet	Hardwood Floor
11	2nd Br	3rd	14.93	x 12.34	Window	B/I Closet	Hardwood Floor
12	Family	3rd	14.93	x 17.26	Window	Combined W/Laundry	Hardwood Floor
Client Remks: Exceptional Property in One of the City's Most Vibrant Neighbourhoods. Discover the perfect blend of style, flexibility and convenience with this beautifully renovated, turn-key home. Offering over 2,700 sq. ft. of thoughtfully designed living space across two units, this converted house presents endless possibilities - as an income-generating investment, a multi-generational or co-ownership property, or a live-in-one-unit, rent-the-other arrangement. Each of the two self-contained two-bedroom, two-bathroom units has been fully updated with meticulous attention to detail. The upper unit impresses with its light-filled layout, featuring gleaming hardwood floors and an open-concept kitchen and dining area. The stunning kitchen features quartz countertops, stainless steel appliances, and a generous centre island with breakfast bar - ideal for casual meals or entertaining. A spacious dining area, a sleek 4-piece bath, and a large bedroom (or optional office/den) complete the sun-drenched main floor. Upstairs, you'll find a serene primary bedroom, a stylish 3-piece bath, convenient ensuite laundry, and a generous family room retreat. The lower unit mirrors the same level of quality and design, featuring modern hardwood floors, a bright open-concept kitchen, dining area, and family room with walk-out access to the backyard. This level also includes a versatile bedroom or office space and a contemporary 3-piece bath. The fully finished basement adds exceptional value, boasting a large recreation room, wet bar, additional bedroom, another renovated 4-piece bath, and ensuite laundry - with a separate walkout to the backyard. Outside, enjoy a private backyard with established perennial gardens and a two-car garage for added convenience. Just steps to fantastic shops, restaurants, parks, museums, galleries and public transit (TTC, UP and future GO), this is an unparalleled opportunity in a highly desirable location. Inclusions: 3 Refrigerators, Freezer, 2 Ovens, 2 Stovetops, 2 Dishwashers, Microwave, Beverage Fridge on Second Level, Microwave on Second Level (As-Is), 2 Washers, 2 Dryers, All Window Coverings, All Electric Light Fixtures (Except as Noted), All Bathroom Mirrors, All Built-In Shelving & Organizers, Security System (Monitoring Extra), Sump Pump, Two Air Source Heat Pumps and Hybrid Heat Pump/Hot Water Tank, BBQ							
Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337							



381 St Clarens Ave
Toronto Ontario M6H 3W2
 Toronto C01 Dufferin Grove Toronto
Taxes: \$5,779.53/2024 **For:** Sale **% Dif:** 94
Sold Date: 07/18/2025
SPIS: N **Last Status:** SLD **DOM:** 23
Sold: \$2,070,000
List: \$2,195,000
Semi-Detached **Fronting On:** E **Rms:** 8 + 2
Link: **Acreage:** **Bedrooms:** 4
 2 1/2 Storey 18 x 127.25 Feet **Washrooms:** 4
Irreg: 1x4x2nd, 1x4x3rd, 1x3xLower, 1x3xGround
Dir/Cross St: College / Lansdowne
Directions:
 From College and Lansdowne, drive east one street to St Clarens and drive one way north to #381.

MLS#: C12244332 **PIN#:** 213080024
Legal: PCL 23-1 SEC A152; PT LT 23 PL 152 BROCKTON COMM AT A POINT IN THE ELY LIMIT OF ST. CLARENS AV DISTANT 74 FT MEASURED SLY ALONG THE SAID LIMIT FROM THE NWLY ANGLE OF SAID LT 23 ETC... Please see Schedule B

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick, Wood Frame Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Bloor / Lansdowne Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.09	x 11.15	Hardwood Floor	Recessed Lights	Large Window
2	2nd Br	2nd	14.93	x 10.66	B/I Closet	Hardwood Floor	Recessed Lights
3	Kitchen	2nd	22.93	x 12.6	Eat-In Kitchen	W/O To Balcony	Recessed Lights
4	Family	3rd	14.99	x 10.76	Skylight	Recessed Lights	W/O To Deck
5	Prim Bdrm	3rd	15.26	x 14.76	Picture Window	B/I Vanity	4 Pc Ensuite
6	Kitchen	Main	15.58	x 12.83	W/O To Patio	Stainless Steel Appl	Eat-In Kitchen
7	Living	Main	15.32	x 10.24	Hardwood Floor	Recessed Lights	Window
8	3rd Br	Lower	13.42	x 10.33	Walk-Up	Recessed Lights	Hardwood Floor
9	4th Br	Lower	14.67	x 11.32	B/I Vanity	B/I Closet	Above Grade Window

Client Remks: Tucked into the heart of Dufferin Grove, this exquisitely renovated two-unit residence - with an additional fully detached laneway studio - offers an exceptional blend of luxury living and income potential. Step into a charming front living room with original brick fireplace, wide-plank hardwood floors, and soaring 9' ceilings. Upstairs, the second floor features a stunning eat-in kitchen with premium appliances, wood countertops, and beveled subway tile that offers a walkout to a private deck beneath mature trees as well as a serene bedroom with garden views. A marble-clad bathroom with glass-enclosed shower and Miele ensuite laundry complete this level. The third floor offers a light-filled primary bedroom with custom millwork cabinetry, a full wall of windows, a spa-style bathroom with double sinks and grey-stone shower, and a gabled family room leading to a rooftop terrace with sweeping 180 degree city views. The main-floor/lower-level suite - privately accessed from the backyard - is equally refined. A chefs kitchen with Wolf, Monogram, and Sub-Zero appliances, center island, and wall-to-wall cabinetry opens to an elegant living/dining area. Downstairs, two bedrooms with custom built-ins share a marble bathroom and in-suite laundry. A secondary entrance to this unit enhances flexibility. In the backyard, a stylish laneway studio boasts 11' ceilings, built-in workspaces, a kitchenette, and a bathroom - ideal as a home office or income-generating rental. Steps from Bloor and College Streets, Dufferin Grove Park, the new Bloor Collegiate Institute and the Lansdowne Subway Station, this is a rare opportunity to live stylishly while building long-term value in one of Toronto's most sought-after communities. (Seller does not represent the Retrofit status of the property).
Inclusions: Upper Unit: Wolf Stove, Miele Washer & Dryer, Sub-Zero Fridge, Dishwasher. Lower Unit: Wolf Stove, Sub-Zero Fridge, Maytag Washer & Dryer, Sony TV, Monogram Dishwasher. Nest WiFi System, Hot Water Tank, Furnace & Equipment, Air Conditioning Unit(s), All Electric Light Fixtures, Window Coverings.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121



14 Churchill Ave Toronto Ontario M6J 2B4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$11,609.14/2024 Sold Date: 11/06/2025 SPIS: N Last Status: SLD DOM: 51			Sold: \$2,100,000 List: \$2,330,000 For: Sale % Dif: 90
Triplex Link: 2 1/2 Storey	Fronting On: N Acreage: 29 x 150 Feet Irreg:	Rms: 11 + 5 Bedrooms: 6 + 2 Washrooms: 4 1x5xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Ossington & Churchill Directions: Ossington South of College

MLS#: C12406385 **PIN#:** 212790356
Legal: PT LT 26-27 PL 565 CITY WEST AS IN WB199669; S/T & T/W WB199669; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Walk-Up / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Suite, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.55	x 12.63	Hardwood Floor	Bay Window	
2	Kitchen	Main	19.62	x 14.27	Ceramic Floor	Pantry	B/I Dishwasher
3	Prim Bdrm	Main	12.63	x 11.78	Hardwood Floor	Double Closet	Large Window
4	Br	Main	11.29	x 10.33	Hardwood Floor	Double Closet	Window
5	Family	2nd	14.53	x 13.45	Hardwood Floor	Pot Lights	Large Window
6	Kitchen	2nd	19.62	x 14.24	Ceramic Floor	Combined W/Laundry	Picture Window
7	Prim Bdrm	2nd	17.78	x 15.19	Hardwood Floor	His/Hers Closets	W/O To Balcony
8	Br	2nd	12.37	x 10.2	Hardwood Floor	Double Closet	Large Window
9	Living	3rd	12.47	x 12.2	Hardwood Floor	Large Window	3 Pc Bath
10	Br	3rd	12.7	x 9.28	Hardwood Floor	Closet	Window
11	Br	3rd	11.32	x 9.19	Hardwood Floor	Double Closet	Window
12	Laundry	Bsmt	19.62	x 14.27	Ceramic Floor	Above Grade Window	Laundry Sink
13	Kitchen	Bsmt	15.85	x 12.86	Ceramic Floor	Above Grade Window	B/I Dishwasher
14	Living	Bsmt	20.7	x 7.41	Hardwood Floor	Above Grade Window	Double Closet
15	Br	Bsmt	12.5	x 10.6	Hardwood Floor	Above Grade Window	
16	Br	Bsmt	10.6	x 7.02	Hardwood Floor		

Client Remks: 14 Churchill sets the bar high for all investment properties in the GTA. This one of a kind offering defines meticulous pride of ownership. With vacant possession on closing & 3 generous units, this versatile opportunity screams positive cash-flow for savvy investors, families or any move-up buyer or end-user looking to be close to the action. Sitting on an unprecedented lot for the area at 29'x 150' which includes an oversized double garage (garden suite potential), the options are limitless. The main floor unit boasts 2 bedrooms & 1x5-piece washroom, the combined 2nd/3rd floor unit offers 4 bedrooms (with walk-out to south facing deck from primary BR) and 2 washrooms & the lower level unit is equipped with 2 bedrooms and another washroom + a separate side entrance. Parking for 6 total cars is a rarely offered luxury for the area. Plumbing & electrical upgraded throughout. A 6 min walk to the best strip of retail in the entire city at Ossington & Dundas, literally steps to Ossington/Old Orchard Public school (9.7 Fraser institute score) & 9 min walk to Trinity Bellwoods Park, the amenities are one of a kind. The one you've been waiting for has finally arrived.

Inclusions: See Feature Sheet attached for full list of inclusions/exclusions. Above average Baker St home inspection available.
Listing Contracted With: RE/MAX REAL ESTATE CENTRE INC. 519-942-8700



114 Margueretta St Toronto Ontario M6H 3S3 Toronto C01 Dufferin Grove Toronto Taxes: \$7,850.05/2025 Sold Date: 11/22/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$2,398,888 List: \$2,595,000 For: Sale % Dif: 92
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 25 x 127 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 2 Washrooms: 5 1x2xMain, 1x5x3rd, 1x3x3rd, 1x4xBsmt, 1x4xBsmt	Dir/Cross St: College and Lansdowne Directions: Please follow your GPS

MLS#: C12541368 **PIN#:** 213080473

Legal: LT 22 PL 572 CITY WEST; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2000-2500 Roof: Other Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	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: Central Vacuum, Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Carpet Free, Central Vacuum, Countertop Range, Floor Drain, In-Law Suite, On Demand Water Heater, Storage, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.44	x 17.16	Hardwood Floor	Combined W/Dining	Casement Windows
2	Dining	Main	13.68	x 11.38	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	16.6	x 23.59	Hardwood Floor	Breakfast Area	Bay Window
4	Family	Main	13.94	x 9.74	Hardwood Floor	Skylight	Large Window
5	Prim Bdrm	2nd	16.47	x 13.75	Hardwood Floor	Stained Glass	Large Window
6	2nd Br	2nd	13.81	x 8.83	Hardwood Floor	B/I Bookcase	Large Window
7	3rd Br	2nd	10.47	x 10.5	Hardwood Floor	Large Window	W/O To Deck
8	4th Br	3rd	16.47	x 24.8	Hardwood Floor	W/I Closet	W/O To Sundeck
9	5th Br	Lower	15.49	x 17.22	Broadloom	Large Closet	Window
10	Living	Lower	9.15	x 6.89	Combined W/Kitchen	Combined W/Br	Window
11	Kitchen	Lower	9.15	x 6.89	Laminate	Window	

Client Remks: Words can hardly capture how special this home is. Nestled on a quiet one-way street in Brockton Village with easy proximity to two subways, this majestic Victorian is an architectural masterpiece inside + out. Set on a 25 x 127 ft lot with a private drive + coveted two-car garage, it has been completely gutted + meticulously restored, brick by brick, showcasing rusticated stone details, ornamental brickwork + grand arched windows with original stained glass. The result is a perfect blend of striking modernity + timeless craftsmanship. Sun-drenched interiors framed by towering windows reveal soaring 10+ ft ceilings, exquisite oak flooring + trim, elegant crown mouldings + charming original bannisters. The stunning Scavolini kitchen is a culinary dream - fully integrated with white Caesarstone countertops, sleek stainless steel cabinetry + high end commercial appliances, a double-door pantry + slide-out storage. At its centre is an award-winning rotating water station that makes wash + prep effortless without sacrificing counter space. A cozy breakfast bar overlooks the private side patio through a bright bay window. The sunlit family room is perfect for red-carpet movie nights beneath a trio of skylights. The second floor with 9+ ft ceilings hosts the spacious primary bedroom, a large second bedroom w/ abundant storage + a third bedroom used as a home office featuring a walkout to a sunny terrace. The third floor boasts a cozy fourth bedroom, a jewel-like 3-pc bath lined in shimmering Bisazza mosaic tiles + a large sundeck with spectacular sunset views. The lower level with 8+ foot ceilings offers a fully soundproofed media room/bedroom, full 4-pc bath + convenient laundry/utility room. A self-contained, privately accessed basement studio apartment with a 4-pc bath provides an excellent opportunity for supplementary income or multi-generational living. Pls.see attached Property Information Sheet for a detailed list of features, updates, inclusions + exclusions.

Inclusions: See attached Property Info Sheet for full list of features, updates, inclusions + exclusions

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA416-960-9995



43 Rusholme Rd Toronto Ontario M6J 3H3 Toronto C01 Little Portugal Toronto Taxes: \$13,654.80/2025 Sold Date: 07/11/2025 SPIS: N Last Status: SLD DOM: 45			Sold: \$2,525,000 List: \$2,699,900 For: Sale % Dif: 94
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 30.15 x 95.24 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x5x2nd, 1x5x3rd	Dir/Cross St: Dundas / Ossington Directions: Dundas / Ossington

MLS#: C12175619	PIN#: 212790128
Legal: Pt Lt 21 Pl D158 Toronto Pt 2, 63R57	

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Storage	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	0	0	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	0	0	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	0	0	B/I Appliances	Overlook Patio	Hardwood Floor
4	Office	2nd	0	0	Window Flr to Ceil	Hardwood Floor	Pot Lights
5	2nd Br	2nd	0	0	Pot Lights	Hardwood Floor	B/I Closet
6	3rd Br	2nd	0	0	Pot Lights	Hardwood Floor	B/I Closet
7	4th Br	2nd	0	0	Pot Lights	Hardwood Floor	Window Flr to Ceil
8	Br	3rd	0	0	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
9	Rec	Bsmt	0	0	Heated Floor	Tile Floor	3 Pc Bath

Client Remks: This beautifully redesigned and renovated Victorian home, boasting an extra wide 30 ft width and approximately 4000 sq ft of living space, has been transformed for contemporary city living. Grand arched doorways make a striking statement, complemented by soaring ceiling heights and custom arched windows that bathe the space in natural light. Equipped with Wolf appliances, the kitchen is a dream for any inspired chef. With four spacious bedrooms, a glass-enclosed office offering serene tree top views, and a private top-floor primary bedroom featuring a luxurious spa-like 5-piece ensuite, this home offers unparalleled comfort and elegance. Additionally, the lower level boasts radiant heated floors for added coziness and comfort.

Listing Contracted With: THE AGENCY 416-847-5288