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



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

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

For: Sale **% Dif:** 103

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

MLS#: C12034214

PIN#: 213090169

Kitchens: 2	Exterior: Brick / Insulbrick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1908		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 700-1100		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

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

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

Extras:

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



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

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

For: Sale

% Dif: 106

Att/Row/Twnhouse

Fronting On: E

Rms: 7 + 3

Link:

Acreage:

Bedrooms: 5 + 2

2 1/2 Storey

16.75 x 88.5 Feet

Washrooms: 4

Irreg:

1x3xGround, 1x3x2nd, 1x3x3rd,
1x3xBsmt

Dir/Cross St: DUNDAS & DOVERCOURT **Directions:** DUNDAS & DOVERCOURT

MLS#: C12121073

PIN#: 212790134

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

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

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

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Renovators And Investors! A Victorian Gem That Needs To Be Polished. An Empty Canvas Ready For Your Personalized Touch. Fabulous Location Close To All Amenities.					
Extras:					
Listing Contracted With: <u>HOMELIFE/CIMERMAN REAL ESTATE LIMITED</u> 416-534-1124					



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

MLS#: C12100089	PIN#: 213080871
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fenced Yard, Library, Park, Place Of	Farm/Agr:
Assessment: POTL:	Worship, Public Transit, School	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

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

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

Extras:
Listing Contracted With: ROYAL LEPAGE SUPREME REALTY 416-535-8000


29 Moutray St
Toronto Ontario M6K 1W3

Toronto C01 Little Portugal Toronto

Taxes: \$5,171.54/2024**For:** Sale**Sold:** \$1,152,000**List:** \$1,195,000**Sold Date:** 04/02/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 25**Att/Row/Twnhouse****Fronting On:** S**Rms:** 7**Link:****Acreage:****Bedrooms:** 2 + 1

Bungalow

14 x 117.33 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x3xBsmt

Dir/Cross St: Dufferin St / College st.**Directions:** North Of Dundas St. W. East Of Dufferin St.**MLS#:** C12008541**PIN#:** 213090551

Kitchens: 1
Fam Rm: N
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: < 700
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

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

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.58	x 13.48	Hardwood Floor
2	Kitchen	Main	13.42	x 13.48	Hardwood Floor
3	Prim Bdrm	Main	15.85	x 9.42	Hardwood Floor
4	2nd Br	Main	11.52	x 10.17	Hardwood Floor
5	Br	Lower	11.25	x 8.76	Ceramic Floor
6	Rec	Lower	28.51	x 12.24	Ceramic Floor
7	Laundry	Lower	6.5	x 8.99	

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

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



253 Gladstone Ave
Toronto Ontario M6J 3L7

Toronto C01 Little Portugal Toronto

Taxes: \$6,652.20/2024

Sold Date: 06/07/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 96

Sold: \$1,155,000

List: \$1,198,000

Semi-Detached

Fronting On: E

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 6 + 2

2 1/2 Storey

17.42 x 90 Feet

Washrooms: 3

Irreg:

1x3x2nd, 1x3xMain, 1x3xBsmt

Dir/Cross St: Dundas St W & Dufferin St **Directions:** Dundas St W & Dufferin St

MLS#: C12150446

PIN#: 212950206

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

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

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


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

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

Extras:

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



	130 Lindsey Ave		Sold: \$1,170,000
	Toronto Ontario M6H 1E6		List: \$999,900
	Toronto C01 Dufferin Grove Toronto		
	Taxes: \$4,792.44/2024	For: Sale	% Dif: 117
	Sold Date: 06/19/2025		
	SPIS: N	Last Status: SLD	DOM: 9
	Att/Row/Twnhouse	Fronting On: N	Rms: 7
	Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	16.75 x 99 Feet	Washrooms: 2	
	Irreg:	1x3xMain, 1x4x2nd	
Dir/Cross St: Dufferin And College Directions: Dufferin And College			

MLS#: C12210350	PIN#: 213090211
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Kitchens: 1		Exterior:		Zoning:	
Fam Rm: N		Alum Siding / Brick Front		Cable TV:	
Basement: Unfinished		Drive: Lane		Gas:	
Fireplace/Stv: N		Gar/Gar Spcs: None / 0		Water:	
Heat: Water / Gas		Drive Park Spcs: 2		Water Supply:	
A/C: Window Unit		Tot Prk Spcs: 2		Sewer: Sewers	
Central Vac: N		UFFI: No		Waterfront:	
Apx Age:		Pool: None		Retirement: N	
Apx Sqft: 1100-1500		Prop Feat:		Farm/Agr:	
Assessment: POTL:		Fenced Yard, Library, Park, Public Transit,		Oth Struct:	
POTL Mo Fee:		Rec Centre, School		Survey Type: Available	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.17	x 13.16	
2	Br	Main	13.68	x 9.32	
3	Dining	Main	11.15	x 10.24	Backsplash
4	Mudroom	Main	9.32	x 4.82	
5	Prim Bdrm	2nd	13.25	x 11.84	
6	2nd Br	2nd	11.32	x 7.68	
7	Den	2nd	9.25	x 4.99	
8	Laundry	Lower	37.5	x 12.6	

Client Remks: Located in the sought-after Dufferin Grove neighborhood, this recently renovated home blends modern upgrades with timeless charm. Featuring 2 bedrooms, 2 bathrooms, and 2 parking spots, it also offers three distinct outdoor spaces: a serene backyard, a cozy front porch, and a sunny second-floor deck. Inside, the main floor impresses with soaring ceilings, while updated plumbing and electrical ensure peace of mind. Just steps from top-rated schools and some of the city's best cafes, this home is the perfect mix of comfort, style, and convenience.

Extras:

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



12 Muir Ave		Sold: \$1,206,000	
Toronto Ontario M6H 1E8		List: \$949,000	
Toronto C01 Dufferin Grove Toronto			
Taxes: \$5,112.71/2025		For: Sale	% Dif: 127
Sold Date: 06/25/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Att/Row/Twnhouse		Fronting On: N	Rms: 6 + 3
Link:		Acreage:	Bedrooms: 3
2-Storey		16 x 81 Feet	Washrooms: 2
		Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin & College Directions: one way east from Sheridan/Brock Ave			

MLS#: C12230103		PIN#: 213090173	
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: None		Cable TV: A	
Basement: Fin W/O / Full		Gar/Gar Spcs: None / 0		Gas: Y	
Fireplace/Stv: N		Drive Park Spcs: 0		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Water Supply:	
A/C: None		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age: 100+		Prop Feat:		Retirement: N	
Year Built: 1907		Fenced Yard, Library, Park, Public Transit,		Farm/Agr:	
Yr Built Source: MPAC		Rec Centre, School		Oth Struct:	
Apx Sqft: 1100-1500				Survey Year: 1988	
Assessment: POTL:				Survey Type: Available	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev: Lower					


Topography: Sloping					
#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: This welcoming home beautifully blends historical character with smart, modern updates, offering approximately 1,740 sq. ft. of total living space. You'll be greeted by an antique front door and a practical entry vestibule; a thoughtfully designed landing spot for coats, boots, and everyday gear. Inside, white oak engineered floors and original pocket doors marry timeless charm with contemporary style. The family-sized kitchen is a chefs delight, featuring quartz countertops, a sociable dining island, full-size appliances, gas stove, and ample storage, with a walk-out to the rear deck. The fully fenced backyard offers low-maintenance versatility, with a lounge-ready upper deck and a stone patio below. Out front, a classic covered verandah invites quiet morning coffees or relaxed evening porch hangs. Upstairs, bright and generously sized bedrooms provide comfort and flexibility for growing families, guests, or home offices. The fully finished lower level expands your living space with a spacious rec room, dedicated laundry area, clever storage potential, and both front and rear walk-outs; including a handy cantina entrance perfect for bikes, sleds, or seasonal gear. Modern upgrades include several mechanics (roof 2019, furnace, on-demand hot water + plumbing updates), updated bathrooms, kitchen, some new casement windows, and carefully curated neutral finishes throughout. Located just steps to Dufferin Grove Park and its beloved farmers market, as well as Dufferin Mall. Walk to the best of Little Portugal, Brockton Village, and West Queen West; home to vibrant shops, restaurants, and local amenities. Easy walk or quick bus ride to Bloor subway.

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

Prepared By: MAGGIE LIND
CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 3:25:05 PM



SAGE REAL ESTATE LIMITED, BROKERAGE

34 Muir Ave
Toronto Ontario M6H 1E8
Toronto C01 Dufferin Grove Toronto

Taxes: \$5,758.08/2024
Sold Date: 06/23/2025
SPIS: N

Last Status: SLD
DOM: 6

Sold: \$1,270,000
List: \$1,099,000

For: Sale
% Dif: 116

Semi-Detached
Link:
2-Storey

Fronting On: N
Acreage:
15.5 x 109.5 Feet
Irreg:

Rms: 10
Bedrooms: 3
Washrooms: 2
1x3x2nd, 1x3xLower

Dir/Cross St: Dufferin/College Directions: North of College on Dufferin

MLS#: C12225852
PIN#: 213090165

Kitchens: 1
Fam Rm: Y
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1904
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
Family Room, Fenced Yard, Park, Public Transit

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

Hydro: Y
Phone:
Municipal
Sewers
None
None
None
Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.76	x 26.25	Hardwood Floor
2	Dining	Main	12.76	x 26.25	Combined W/Living
3	Kitchen	Main	8.23	x 16.57	W/O To Deck
4	Prim Bdrm	2nd	10.6	x 12.6	B/I Closet
5	2nd Br	2nd	8.83	x 9.51	North View
6	3rd Br	2nd	6.59	x 10.83	Closet Organizers
7	Family	Bsmt	11.58	x 24.51	3 Pc Bath

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

Extras:

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

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963 Dufferin St			Sold: \$1,270,000		
Toronto Ontario M6H 4B2			List: \$949,000		
Toronto C01 Dufferin Grove Toronto					
Taxes: \$5,751/2024		For: Sale		% Dif: 134	
Sold Date: 03/11/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Semi-Detached		Fronting On: E		Rms: 8 + 4	
Link:		Acreage:		Bedrooms: 3	
2-Storey		20 x 169 Feet		Washrooms: 2	
Irreg:		1x3x2nd, 1x3xBsmt			
Dir/Cross St: Dufferin St & Bloor St Directions: East side of Dufferin south of Bloor					

MLS#: C12002344	PIN#: 212930008
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Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.83	x 10.99	Hardwood Floor	Picture Window
2	Dining	Main	14.9	x 10.04	Hardwood Floor	Window
3	Kitchen	Main	15.49	x 11.68	Ceramic Floor	Quartz Counter
4	Pantry	Main	8.99	x 3.38	Ceramic Floor	Quartz Counter
5	Prim Bdrm	2nd	15.49	x 13.29	Hardwood Floor	Window
6	2nd Br	2nd	12.63	x 10.1	Hardwood Floor	Window
7	3rd Br	2nd	12.63	x 10.1	Hardwood Floor	Window
8	Sunroom	2nd	17.45	x 9.81	Laminate	Window
9	Rec	Bsmt	16.4	x 14.04	Laminate	Window
10	Kitchen	Bsmt	12.17	x 6.4	Quartz Counter	Ceramic Back Splash
11	Laundry	Bsmt	9.09	x 5.81	Ceramic Floor	Window
12	Cold/Cant	Bsmt	12.37	x 6.53		

Client Remks: This home is Dufferin-ately worth a look, don't miss out! Ideally located in the vibrant and sought-after neighbourhood of Dufferin Grove. This community is rich in amenities, offering a range of green spaces, shops along Bloor Street, Dufferin Mall and Bloor subway line just a short walk away. Behind the striking curb appeal of this deep lot lies a meticulously maintained three-bedroom home that is full of surprises. Step inside to find a spacious living and dining area, complemented by an eat-in kitchen featuring a charming butler's pantry. Upstairs, you'll discover three generously sized bedrooms, one with beautiful front-facing windows and another with its own sunroom, each offering the potential to serve as a primary bedroom. The finished basement, accessible through a separate entrance, includes a full kitchen, bathroom, and strategically placed laundry room, providing versatile living options for extended family, additional rental income, or personal use. The property includes a single-car garage, along with parking space for an additional vehicle. The large lot also provides potential for a laneway house, offering even more flexibility (Laneway House Report available in Brochure section). 963 Dufferin Street is a remarkable property - will you be the one to make it yours?

Extras:

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



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

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

For: Sale

% Dif: 99

Att/Row/Twnhouse

Fronting On: W

Rms: 9 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

16.6 x 126.11 Feet

Washrooms: 2

Irreg:

1x4xMain, 1x4x2nd

Dir/Cross St: College St / Brock Ave

MLS#: C11557764

PIN#: 213081006

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

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

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

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

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

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

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



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

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

For: Sale **% Dif:** 95

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

MLS#: C11971972

PIN#: 212940121

Kitchens: 2
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Year Built: 1910
Yr Built Source: MPAC
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

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

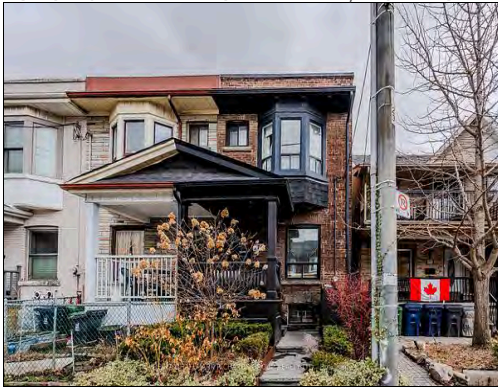
Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Spec Desig: Unknown

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

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

Extras:

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


575 Lansdowne Ave
Toronto Ontario M6H 3Y2

Toronto C01 Dufferin Grove Toronto

Taxes: \$5,508/2025**For:** Sale**Sold:** \$1,365,000**List:** \$999,000**% Dif:** 137**Sold Date:** 04/07/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: E**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

20 x 140 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Bloor St W & Lansdowne Ave**Directions:** S of Bloor St W, E side of Lansdowne Ave**MLS#:** C12054163**PIN#:** 213080102

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Heat Pump / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1910			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

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

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

Extras:**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303



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

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

For: Sale

% Dif: 100

Last Status: SLD **DOM:** 2

Semi-Detached

Fronting On: W

Rms: 9 + 2

Link:

Acreage:

Bedrooms: 5

2 1/2 Storey

20.33 x 115.65 Feet

Washrooms: 4

Irreg:

1x3x3rd, 1x3x2nd, 1x3xMain,
1x3xBsmt

Dir/Cross St: College / Dovercourt **Directions:** College / Dovercourt

MLS#: C12083998

PIN#: 212950237

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Park, Place Of Worship, Public Transit,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

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

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

Extras:

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


299 Brock Ave
Toronto Ontario M6K 2M5

Toronto C01 Little Portugal Toronto

Taxes: \$6,544.89/2024**For:** Sale**Sold:** \$1,410,000**List:** \$1,449,900**Sold Date:** 03/22/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 2**Att/Row/Twnhouse****Fronting On:** E**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3

3-Storey

13 x 60 Feet

Washrooms: 3**Irreg:**

1x3xBsmt, 1x4x2nd, 1x4x3rd

Dir/Cross St: Dundas St West & Brock Ave **Directions:** Dundas St West & Brock Ave**MLS#:** C12032591**PIN#:** 213090720

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Retirement:	
Year Built:	2015			Farm/Agr:	
Apx Sqft:	1500-2000			Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

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

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

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



20 Margueretta St			Sold: \$1,436,500		
Toronto Ontario M6K 2P4			List: \$1,349,000		
Toronto C01 Dufferin Grove Toronto					
Taxes: \$5,535/2025		For: Sale		% Dif: 106	
Sold Date: 06/24/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Semi-Detached		Fronting On: W		Rms: 7	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		17.5 x 100.11 Feet		Washrooms: 3	
		Irreg:		1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dufferin and Dundas Directions: Dufferin and Dundas					


MLS#: C12228369	PIN#: 213080637
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1910		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 1100-1500		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

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

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

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112

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



652 Ossington Ave
Toronto Ontario M6G 3T7
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$6,637.88/2024 **For:** Sale **% Dif:** 103
Sold Date: 03/19/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Sold: \$1,550,000
List: \$1,499,998
Att/Row/Twnhouse: **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 16 x 92 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4xBsmt
Dir/Cross St: Ossington/Harbord **Directions:** Ossington/Harbord

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

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

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

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

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



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

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

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

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.1	x 4.79	Hardwood Floor
2	Living	Main	15.29	x 11.15	Hardwood Floor
3	Dining	Main	12.3	x 9.25	Hardwood Floor
4	Kitchen	Main	15.81	x 10.6	Hardwood Floor
5	Family	Main	7.61	x 10.6	Hardwood Floor
6	Br	2nd	12.99	x 9.51	Hardwood Floor
7	Br	2nd	12.76	x 14.99	Hardwood Floor
8	Bathroom	2nd	15.09	x 10.3	Tile Floor
9	Prim Bdrm	3rd	25.98	x 13.29	Hardwood Floor
10	Rec	Lower	25	x 14.24	Concrete Floor
11	Utility	Lower	14.76	x 14.24	Concrete Floor

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

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

Directions: Margueretta is a southbound one-way street, access is from Bloor Street



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

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

For: Sale **% Dif:** 99

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

MLS#: C12067805

PIN#: 213090089

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

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

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

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

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

Extras:

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



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

Sold: \$1,710,280
List: \$1,289,000
For: Sale
% Dif: 133

Semi-Detached
Link:
2-Storey

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

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

Dir/Cross St: Bloor and Dufferin **Directions:** South of Bloor

MLS#: C12159280

PIN#: 213080545

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
Hydro: Municipal Phone:		

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

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

Extras:

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



323 Brock Ave
Toronto Ontario M6K 2M6
 Toronto C01 Little Portugal Toronto
Taxes: \$10,701/2024
Sold Date: 05/26/2025
SPIS: N
Last Status: SLD
DOM: 34

Sold: \$1,770,000
List: \$1,849,000

For: Sale
% Dif: 96

Semi-Detached
Link: 3-Storey
Fronting On: E
Acreage: 24.67 x 70 Feet
Irreg:
Rms: 9 + 4
Bedrooms: 5 + 3
Washrooms: 4
 1x4xMain, 1x4x2nd, 1x3x3rd,
 1x4xLower

Dir/Cross St: Brock and Dundas **Directions:** North of Brock, South of College

MLS#: C12095531

PIN#: 213090449

Kitchens: 2
Fam Rm: N
Basement: Fin W/O / Full
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Year Built: 2019
Apex Sqft: 2000-2500
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

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

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

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: The possibilities are endless for this versatile duplex. Two gorgeous fully renovated apartments over 4 levels. Built in 2019 this 3 storey semi is perfect for friends, multi generational families or savvy investors. First floor and basement unit has 3+1 bedrooms and 2 bathrooms, 8 foot ceilings in the basement with large windows and two walkouts that fill the space with natural light. Owner occupied upper level suite is 3+1 bedrooms with 2 bathrooms and multiple sun decks. Both units have stunning chef's kitchens, with quartz counters, engineered hardwood floors, and renovated bathrooms. Ensuite laundry for each unit and separately metered. Located in Brockton Village, situated perfectly between Dundas and College. Walk to everything, coffee shops, restaurants, groceries and retail. Please contract L/A regarding parking. Lower unit currently paying \$4350/month. Extras: Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-488-2875					


161 Concord Ave
Toronto Ontario M6H 2P2

Toronto C01 Palmerston-Little Italy Toronto

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

Semi-Detached

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

2 1/2 Storey

22.5 x 123 Feet

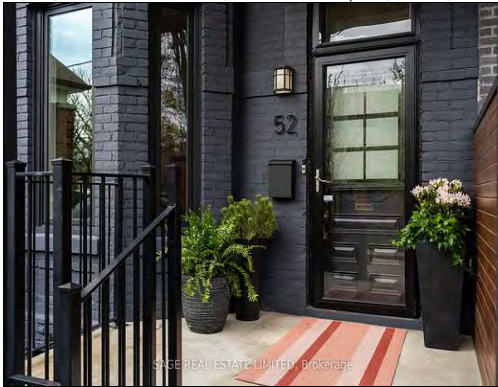
Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** Hepbourne and Dovercourt **Directions:** South on Hepbourne Street**MLS#:** C12041880**PIN#:** 212810316

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1912			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Unknown
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

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

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

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



52 Coolmine Rd
Toronto Ontario M6J 3E9
 Toronto C01 Little Portugal Toronto
Taxes: \$7,410.39/2025
Sold Date: 05/13/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Sold: \$1,815,000
List: \$1,539,000

For: Sale **% Dif:** 118

Semi-Detached **Fronting On:** E **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 4 + 1
 2-Storey 22 x 95.25 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt

Dir/Cross St: Dundas & Dovercourt Rd
Directions: Coolmine is 1 way south. Approach from St Anne's via Dovercourt Rd

MLS#: C12126820

PIN#: 212790172

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1890
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick / Wood
Drive: Mutual
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Park, Public
 Transit, Rec Centre, School

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

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

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

Extras:

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



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

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

For: Sale **% Dif:** 134

Semi-Detached **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 24.83 x 127.25 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Lansdowne/Bloor
Directions: North of College, South of Bloor. East of Lansdowne, West of Dufferin.

MLS#: C12225356

PIN#: 213080381

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

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

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

Extras:

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



244 Havelock St
Toronto Ontario M6H 3B9
 Toronto C01 Dufferin Grove Toronto
Taxes: \$9,105.63/2024
Sold Date: 05/27/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$2,050,000
List: \$1,589,000

For: Sale **% Dif:** 129

Semi-Detached **Fronting On:** W **Rms:** 8 + 5
Link: **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 23.5 x 138 Feet **Washrooms:** 3
Irreg: 1x3xBsmt, 1x2x2nd, 1x4x2nd
Dir/Cross St: Bloor and Dovercourt **Directions:** North of Hepbourne

MLS#: C12161885

PIN#: 212930191

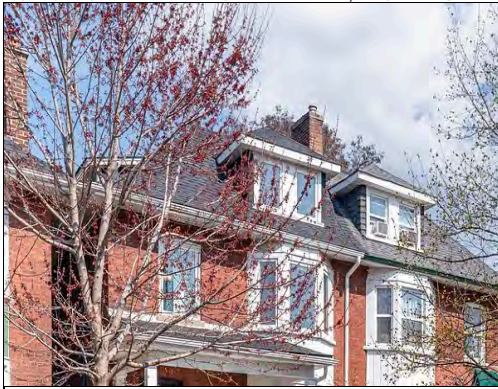
Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Survey Year:	1981
Laundry lev:				Survey Type:	Available
				Spec Desig:	Unknown

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

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

Extras:

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


7 Delaware Ave
Toronto Ontario M6H 2S8

Toronto C01 Palmerston-Little Italy Toronto

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

Semi-Detached

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

2 1/2 Storey

23 x 139 Feet

Washrooms: 5**Irreg:**1x4xBsmt, 1x2xGround, 1x3x2nd,
1x4x2nd, 1x2x3rd**Dir/Cross St:** College and Ossington**Directions:** Delaware is a one way street go up Concord from College and turn left**MLS#:** C12107445**PIN#:** 212800213

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1902	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	
Apx Sqft:	2000-2500	Centre, School		Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Main				

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

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

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



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

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

For: Sale
% Dif: 100

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

MLS#: C12023435

PIN#: 212930251

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: 2500-3000
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Upper

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

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

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

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

Extras:

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