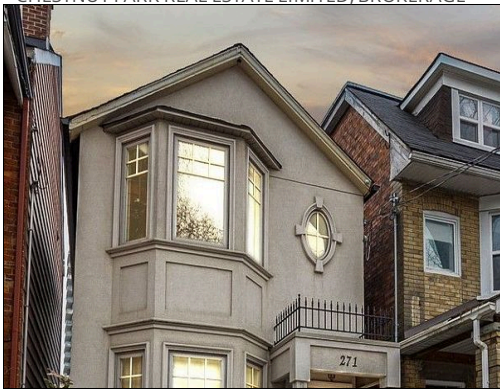
			116 Borden St Toronto Ontario M5S 2N1 Toronto C01 University Toronto Taxes: \$7,868.18/2024 Sold Date: 05/31/2025 SPIS: N Last Status: SLD DOM: 5 For: Sale % Dif: 100 Sold: \$1,388,000 List: \$1,388,000		
Detached Link: N Bungalow			Fronting On: W Acreage: 17 x 137.83 Feet Irreg: Dir/Cross St: Bathurst St and College St		
Rms: 5 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x4xMain, 1x2xLower					
MLS#: C12172380			PIN#: 212330378		
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:		
			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		
			Hydro: Phone: Municipal Sewers Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.85	x 13.09	Hardwood Floor Large Window
2	Dining	Main	9.71	x 13.09	Hardwood Floor Combined W/Living Window
3	Kitchen	Main	9.81	x 11.09	Hardwood Floor W/O To Porch
4	Prim Bdrm	Main	11.32	x 9.42	Hardwood Floor Window
5	Rec	Lower	32.15	x 13.09	W/O To Yard
6	Mudroom	Lower	3.67	x 9.35	Separate Rm
Client Remks: Incredible opportunity in the heart of Harbord Village! 116 Borden Street sits on 17ft x 138ft deep lot backing onto Croft Street, offering amazing potential for builders, investors, or end-users. The existing detached bungalow features hardwood flooring on the main level, a walkout to the private backyard, and a separate front entrance to the basement plus a second walkout from the basement to the rear yard. With a few updates, the lower level could serve as a self-contained rental unit or in-law suite, offering valuable income potential. At the rear of the property, a rare detached two-car garage opens onto Croft Street, making this home ideal for future development. A recent professional report confirms that the property qualifies for a laneway home of approx. 1,115 sq ft (plus optional garage) under Toronto's Changing Lanes program no Committee of Adjustment approval needed. Additionally, the lot may be eligible for severance, allowing for the construction of a new second home fronting Croft Street, as seen with similar nearby properties. Located on a charming, tree-lined street in one of Toronto's most sought-after neighborhood's, you're steps from College Street, Bloor Street, U of T, Kensington Market, public transit, and top-rated schools. The walkability, charm, and urban convenience of this location are unmatched. A walkability score of 91 and a transit score of 100. Whether you're planning to build, invest, or live, this is a once-in-a-lifetime chance to own in a premium downtown pocket with flexibility and future upside. Explore the possibilities at 116 Borden Street your vision starts here.					
Extras:					
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241					



271 Major St		Sold: \$1,785,000	
Toronto Ontario M5S 2L5		List: \$1,879,000	
Toronto C01 University Toronto			
Taxes: \$9,348.83/2024		For: Sale	% Dif: 95
Sold Date: 02/07/2025			
SPIS: N	Last Status: SLD	DOM: 11	
Detached	Fronting On: E	Rms: 8	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	17.08 x 93 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 1x3x2nd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Spadina & Bloor			

MLS#: C11942307	PIN#: 212310189
------------------------	------------------------

Kitchens: 1		Exterior:		Zoning:	
Fam Rm: Y		Alum Siding / Stucco/Plaster		Cable TV:	Hydro:
Basement: Finished		Drive: Lane		Gas:	Phone:
Fireplace/Stv: N		Gar/Gar Spcs: None / 0		Water:	Municipal
Heat: Forced Air / Gas		Drive Park Spcs: 1		Water Supply:	
A/C: Central Air		Tot Prk Spcs: 1		Sewer:	Sewers
Central Vac: N		UFFI:		Waterfront:	
Apx Age:		Pool: None		Retirement:	
Apx Sqft:		Prop Feat:		Farm/Agr:	
Assessment: POTL:		Family Room, Library, Park, Place Of		Oth Struct:	Garden Shed
POTL Mo Fee:		Worship, Public Transit, Rec Centre,		Spec Desig:	Unknown
Laundry lev: Lower		School			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.39	x 9.71	Bay Window	B/I Bookcase	Pot Lights
2	Dining	Main	13.85	x 12.27	B/I Shelves	Hardwood Floor	Open Concept
3	Kitchen	Main	12.3	x 10.01	Galley Kitchen	Modern Kitchen	Breakfast Bar
4	Family	Main	9.38	x 9.02	Hardwood Floor	O/Looks Backyard	W/O To Patio
5	Prim Bdrm	2nd	12.89	x 11.52	3 Pc Ensuite	Bay Window	His/Hers Closets
6	2nd Br	2nd	9.68	x 8.01	Closet	Hardwood Floor	Semi Ensuite
7	3rd Br	2nd	10.79	x 9.68	Double Closet	Hardwood Floor	W/O To Balcony
8	Rec	Bsmt	14.3	x 13.91	Finished	B/I Shelves	3 Pc Bath
9	Laundry	Bsmt	27.2	x 9.15	Laundry Sink		

Client Remks: Discover this charming detached home in Harbord Village, nestled on one of the neighborhood's most desirable streets, steps from Spadina and Bloor. This stunning property boasts three spacious bedrooms and four bathrooms, offering the perfect balance of style and comfort. Enjoy open-concept living and dining areas, complete with custom built-ins a designer's delight! The updated kitchen features a breakfast bar and an adjacent family room, ideal for young families or downsizers alike. The main floor also includes a convenient powder room, coat closet, and multiple walkouts to a serene, private backyard oasis. Upstairs, the sunlit primary bedroom features a bay window, two closets, and a luxurious ensuite. Two additional bedrooms share a beautifully appointed bathroom, providing ample space for the whole family. The finished basement offers a versatile recreation room, a renovated bathroom, a laundry area, and abundant storage, including a furnace room. With one-car laneway parking and a garden shed, this home perfectly blends Annex charm with modern updates. Steps from the city's best shops, entertainment, U of T, top-rated schools, the JCC, public transit, and more your dream home awaits!

Extras:
Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC.416-485-7575



102 Robert St Toronto Ontario M5S 2K3 Toronto C01 University Toronto Taxes: \$17,982.36/2024 Sold Date: 01/24/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$3,620,000 List: \$3,895,000 For: Sale % Dif: 93		
Detached Link: N 3-Storey			Fronting On: W Acreage: < .50 33.55 x 98.32 Feet Irreg: Dir/Cross St: Spadina Ave and Harbord St		
			Rms: 9 + 4 Bedrooms: 3 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x4x3rd, 1x4xBsmt		

MLS#: C11922660	PIN#: 212340316
------------------------	------------------------

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 6-15 Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Wood Drive: Private Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Other,Unknown
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.51	x 15.85	Hardwood Floor	Marble Fireplace	Sliding Doors
2	Dining	Main	16.5	x 14.5	Hardwood Floor	O/Looks Living	Open Concept
3	Kitchen	Main	20.34	x 13.48	Hardwood Floor	Open Concept	Marble Counter
4	Family	2nd	20.28	x 13.09	Hardwood Floor	Open Concept	Window Flr to Ceil
5	Prim Bdrm	2nd	16.24	x 13.42	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	12.01	x 11.91	Hardwood Floor	B/I Closet	O/Looks Frontyard
7	3rd Br	3rd	12.76	x 11.84	Hardwood Floor	B/I Closet	4 Pc Ensuite
8	Loft	3rd	16.93	x 12.01	Hardwood Floor	Walk-Out	Window Flr to Ceil
9	Rec	Bsmt	20.77	x 20.93	Stone Floor	Pot Lights	Wet Bar
10	Exercise	Bsmt	12.6	x 10.83	Stone Floor	Closet	4 Pc Bath
11	Utility	Bsmt	12.5	x 5.25	Stone Floor	Laundry Sink	Combined W/Rec

Client Remks: Spectacular contemporary home in the heart of Harbord Village sitting on a rare 33 ft lot. Designed by Taylor Smyth Architects, this extraordinary residence redefines urban living, offering a quiet sanctuary in the heart of the city. World-class design meets function and thoughtful execution with timeless finishes, generous living spaces, and wonderful natural light throughout. The interior of the home is centred around a dramatic double-height dining room, topped by a linear skylight. The living room boasts oak hardwood floors, high ceilings, and a wood-burning fireplace set into a marble landing. A wall of sliding glass doors opens to the manicured back gardens. The dining room, set in the centre of the home, offers a magnificent place to dine and entertain. Adjacent to the dining room is a stunning powder room, fitted with a marble vanity. The heart of the home lies in the gourmet kitchen, a culinary haven equipped with top-of-the-line appliances, Bianca Asiago marble countertops and backsplash, and abundant storage. On the second level, discover a bright family room filled with natural light and unique views of the main floor. At the rear of the home, a luxurious primary suite awaits. This serene space features hardwood floors, high ceilings, and views of the back garden. The custom-designed dressing room offers ample storage, while the luxurious five-piece ensuite epitomizes tranquility. At the front of the home is a well-appointed bedroom with built-in closets, an oversized window, and high ceilings, as well as a hidden laundry room. On the third floor lies an open-concept den, the third bedroom, a four-piece washroom, and the expansive rooftop deck, accessed via wraparound sliding doors and overlooking the back gardens. Descending to the lower level is the recreation room with a kitchenette, a gym, and ample storage. Extraordinary yard with ample green space.

Extras: Robert Street is a quiet, one-way residential street with proximity to transit, retail, restaurants, parks, U of T, cultural centres, schools, and more. Rare integrated garage with direct access to mudroom. Meticulously constructed.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910